



# GENERAL PLAN & DOWNTOWN SPECIFIC PLAN PLANNING COMMISSION

## CITY OF SOUTH PASADENA

MARCH 10, 2020 | SPECIFIC PLAN CODE, DEVELOPMENT STANDARDS



# MEETING OBJECTIVES

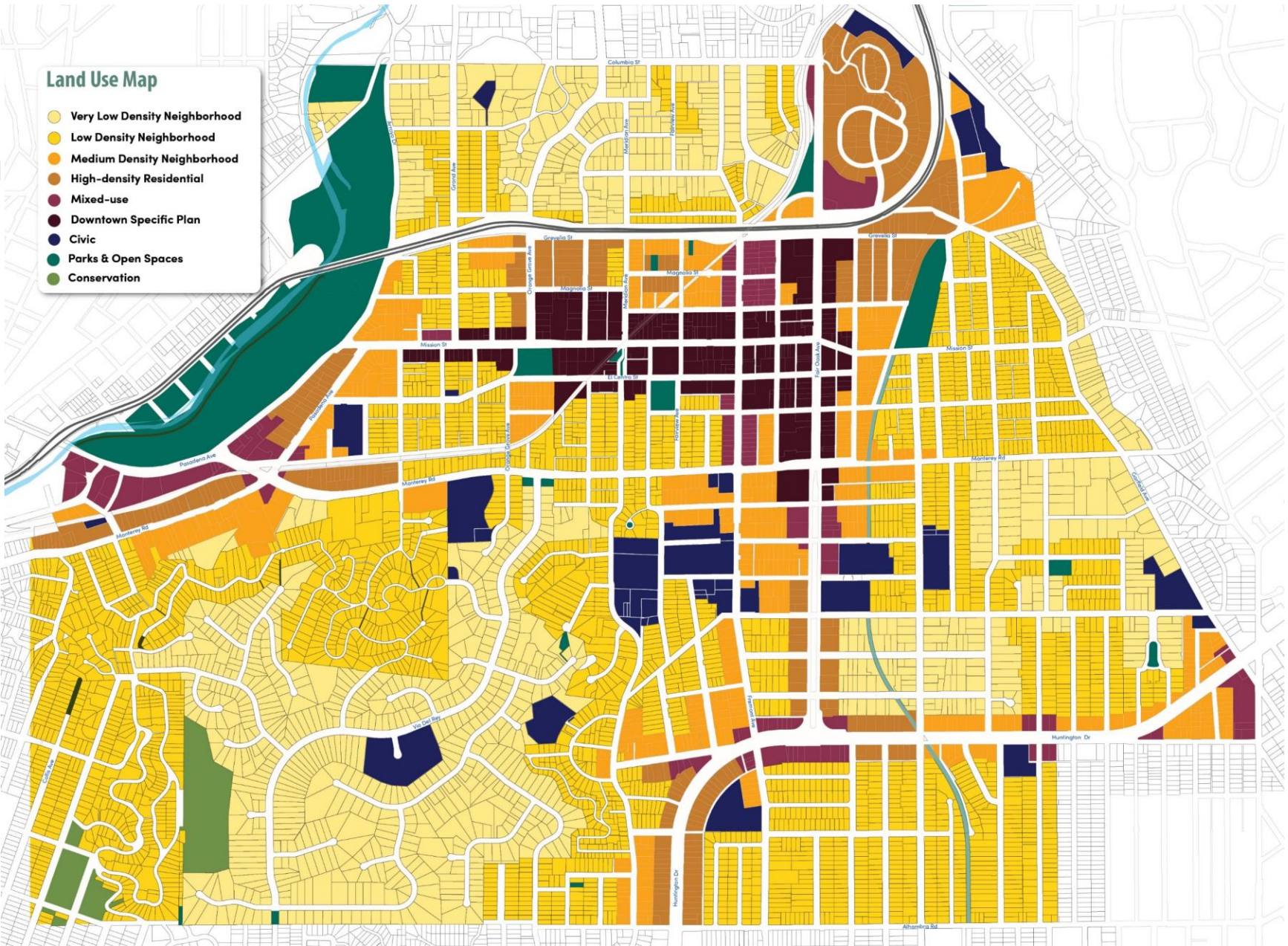
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- General Plan Densities and Intensities
- Development Standards Applicable to Building Form
- What is a Form-Based Code and How Does it Differ from Traditional Codes/Ordinances?
- Review Draft Code Sections
- Discussion and Commission Responses to Questions for Each Section



## Land Use Map

- Very Low Density Neighborhood**
- Low Density Neighborhood**
- Medium Density Neighborhood**
- High-density Residential**
- Mixed-use**
- Downtown Specific Plan**
- Civic**
- Parks & Open Spaces**
- Conservation**





## PLANNING DESIGNATIONS

### Residential

**Very Low (0-3.9 units/acre):** This designation permits detached single family homes and is characterized by lots over 10,000 square feet.

**Low (4-5.9 units/acre):** This designation permits detached single family homes and is characterized by lots of 5,000 to 10,000 square feet.

**Medium (6-13.9 units/acre):** This designation permits attached housing types, such as townhomes and duplexes and detached single family homes on smaller lots.

**High (14-24 units/acre):** This designation permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

### Mixed Use

Encourages a wide range of building types depending on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing at approximately 24 to 30 units per acre and 14 to 24 units per acre outside the Downtown Specific Plan area. An intensity of 2.5 FAR is permitted throughout the City and an FAR of up to 3.0 is allowed at the Ostrich Farm.

### Civic

Accommodates civic functions such as government offices, libraries, schools, community center, and places of religious worship.

### Parks & Open Space

Includes active and passive public parks of all sizes to maintain open space areas for public recreation and leisure resources. These zones can range from small pocket parks to larger community parks and may include playgrounds or other recreation facilities.

### Conservation

Intended to preserve the natural characteristics of properties that have been acquired by the City, while providing the public opportunities for recreation and passive enjoyment. Maintain as Open Space.



# EXAMPLE MIXED-USE BUILDING CONFORMING TO STANDARDS FOR DENSITIES/INTENSITIES & BUILDING HEIGHTS



	Mission Street SP	Draft DTSP	Mission Bell
FAR	1.5	2.5	1.47
Density (du/ac)	-	24-30	50
Building Height	3/35'	2/25, 3/45" with CB	3/35'8"



# WHAT IS A FORM-BASED CODE?

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks

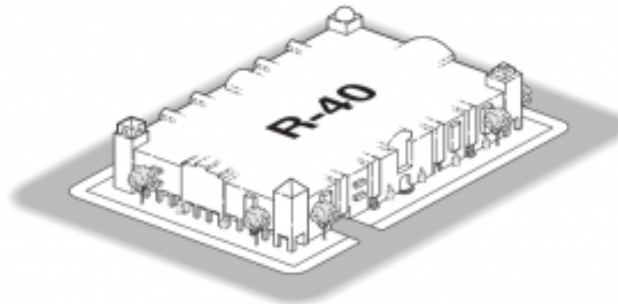
## Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



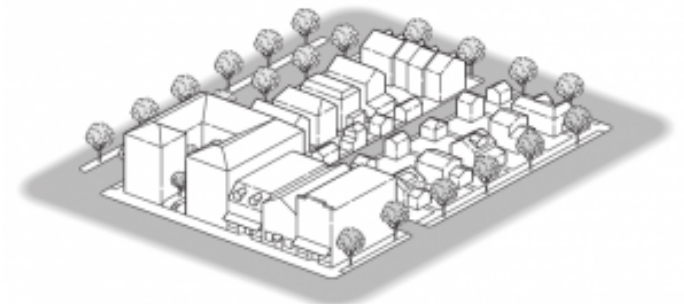
## Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



## Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.





## Regulating Plan

Town Core

Town Corridor

Open Space

City-owned Properties

## Historic Districts

Mission West/Historic Business

North of Mission

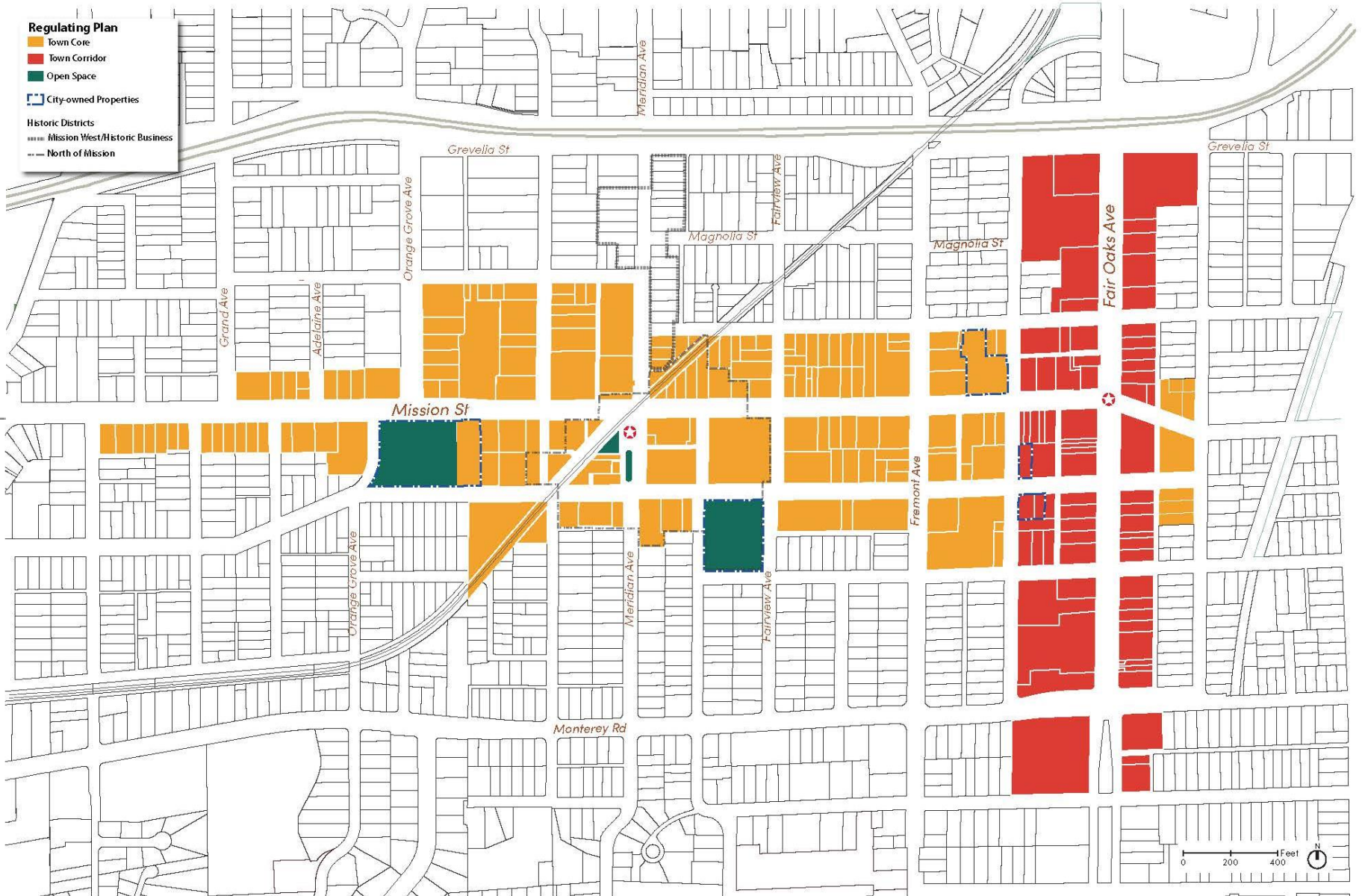


Figure 4.2.1: Downtown regulating plan.



# Development Standards:

## Question 1

- Do the standards for density/intensity, building placement, intensity, height, and encroachments reflect the intended character for the zone in which they are located?

*Note: Development standards in the Downtown area may need to be reconsidered to meet RHNA requirements during preparation of the 2021 – 2028 Housing Element. Public discussions about accommodating RHNA units will begin next month.*

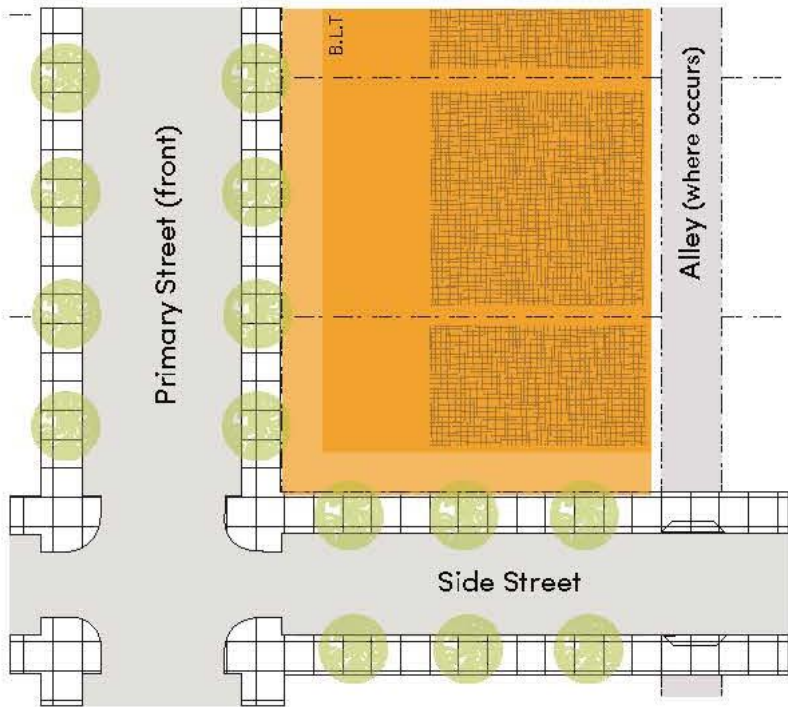
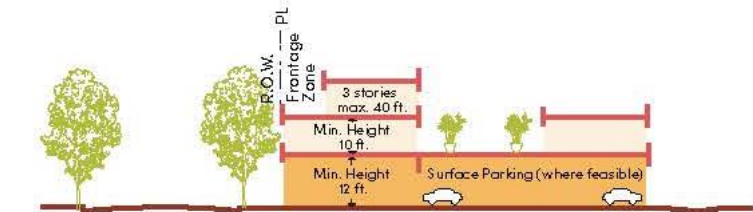
# Development Standards

- Base maximum building height: 2 stories/25 feet in Mission Zone, 3 stories/35 feet in Fair Oaks Zone
- Bonus height for projects providing any or a mix of the following community benefits: 3 stories/45 feet in Mission Street zone and 4 stories/45 feet in Fair Oaks zone
  - *Extraordinary sustainable building and site development performance*
  - *Improves the street frontages beyond requirements*
  - *Provides additional and enhanced public amenities such as plazas, bicycle support facilities, or public parking*
  - *Provides community-desired goods and services*
  - *Provides additional affordable housing units*
  - *The project has a demonstrated net positive fiscal impact to the City*





# Development Standards: Mission Street Zone



Allowed Building Placement Frontage Zone Allowed Parking Placement (at-grade)

## 4.1B. Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard	--	--	5
	with alley			
	no alley	--	--	15

## 4.1C. Allowed Building Intensity, Density, Types, Height, and Site Size

	Floor Area Ratio (FAR)
Intensity	2.5
	Dwelling Units per Acre (units/acre)
Density	24 to 30

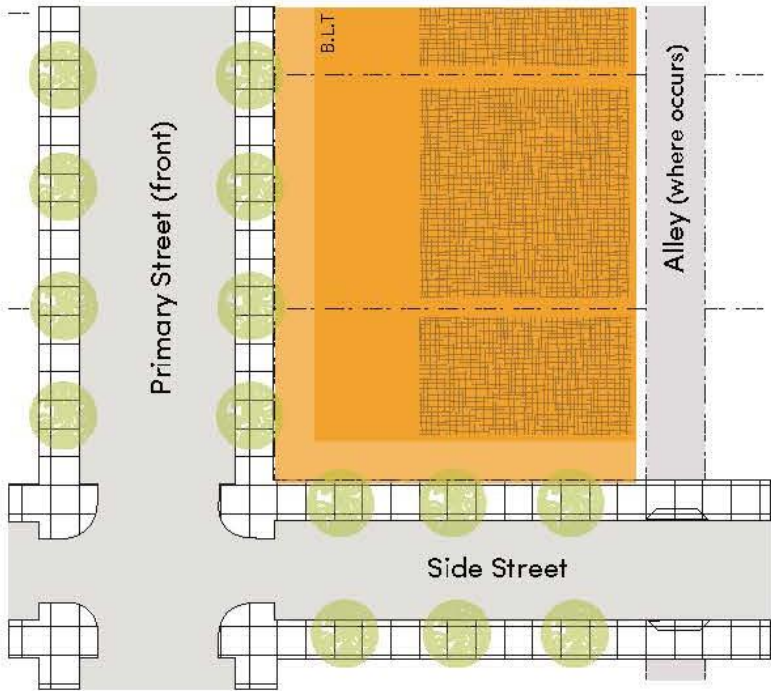
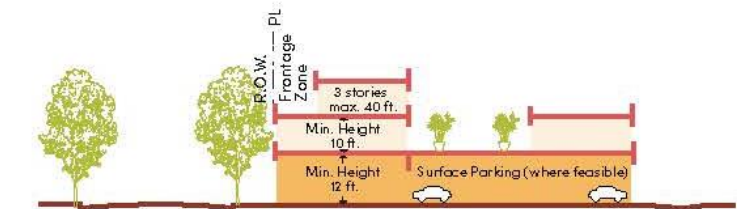
Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	2/25 <sup>1</sup>	200/150
Liner	1/18	100/100	2/25 <sup>1</sup>	200/150
Hybrid court	2/25	125/125	2/25 <sup>1</sup>	200/200
Court	1/18	125/125	2/25 <sup>1</sup>	200/200
Live-work	1/18	70/95	2/25 <sup>1</sup>	200/150
Rowhouse	1/18	90/95	2/25 <sup>1</sup>	200/150
Rosewalk or Bungalow Court	1/18	125/125	2/25 <sup>1</sup>	150/150
Duplex, multiplex	1/18	50/95	2/25 <sup>1</sup>	150/150
Single-family	1/18	40/80	2/30	80/150

1: See Section 4.3 Height Bonus.  
W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.



# Development Standards: Mission Street Zone



Allowed Building Placement    Frontage Zone    Allowed Parking Placement (at-grade)

## 4.1E. Frontages and Encroachments

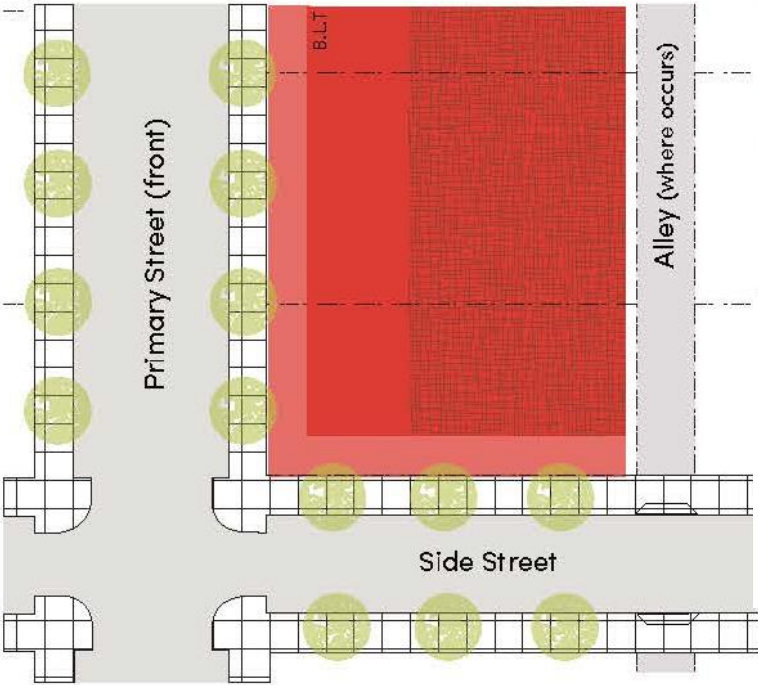
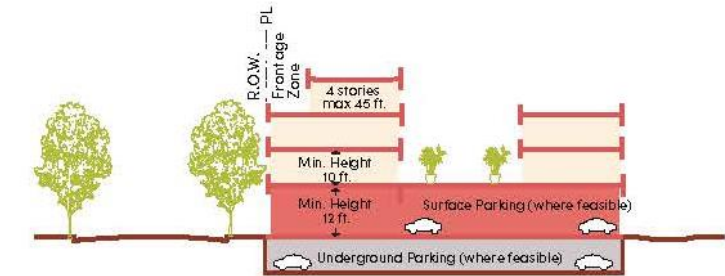
- i Allowed Frontages
  - Arcade
  - Gallery
  - Shopfront
  - Lightcourt
  - Forecourt
  - Stoop
  - Dooryard
  - Porch
  - Frontyard
- ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				
	Horizontal				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	





# Development Standards: Fair Oaks Avenue Zone



Allowed Building Placement Frontage Zone Allowed Parking Placement (at-grade)

## 4.2B. Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	5	15	--
ii	Side street	5	15	--
iii	Rear yard with alley	--	--	5
	no alley	--	--	15

## 4.2C. Allowed Building Intensity, Density, Types, Height, and Site Size

Floor Area Ratio (FAR)

2.5

Dwelling Units per Acre (units/acre)

24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	3/35 <sup>1</sup>	200/150
Liner	1/18	100/100	3/35 <sup>1</sup>	200/150
Hybrid court	2/25	125/125	3/35 <sup>1</sup>	200/200
Court	1/18	125/125	3/35 <sup>1</sup>	200/200
Live-work	1/18	70/95	3/35	200/150
Rowhouse	1/18	90/95	3/35	200/150
Rosewalk or Bungalow Court	1/18	125/125	3/35	150/150
Duplex, multiplex	1/18	50/95	3/35	150/150

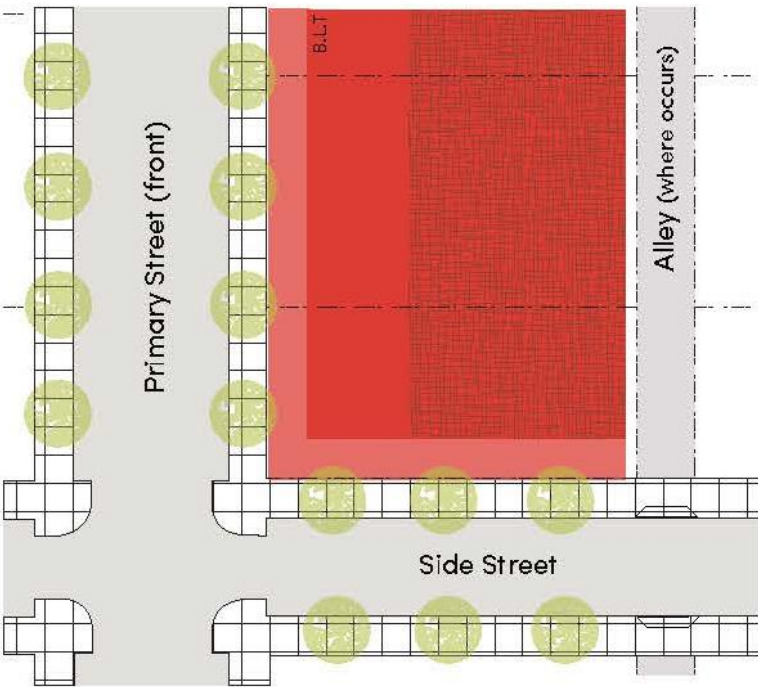
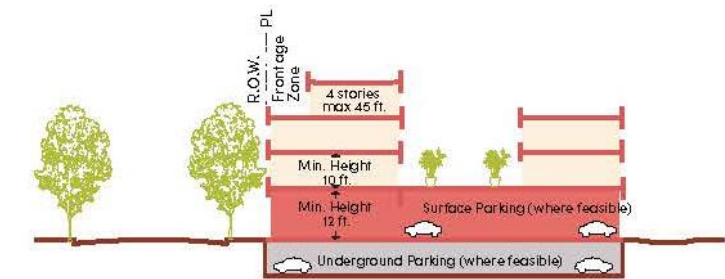
1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.



# Development Standards: Fair Oaks Avenue Zone



Allowed Building Placement Frontage Zone Allowed Parking Placement (at-grade)

## 4.2E. Frontages and Encroachments

### i Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch
- Shopfront
- Stoop

### ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				
	Horizontal				Vertical
	Front	Side St.	Rear	Side	
Arcade, gal- lery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	



# Development Standards

## – Building Types:

### Questions 2

- Do the building types fit with the intended character for the zone and are there any issues?
- Do the form-based standards for each building type and frontage characteristic reflect the intended character for the zone?

# Development Standards: Building Types

## House Scale Buildings



### Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.



### Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.



### Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



### Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.



### Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

## Block Scale Buildings



### Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.



### Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.



### Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



### Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

## Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.

- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.

- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.

- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.

- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

- Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.

- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.





# Development Standards: Street Frontage Types

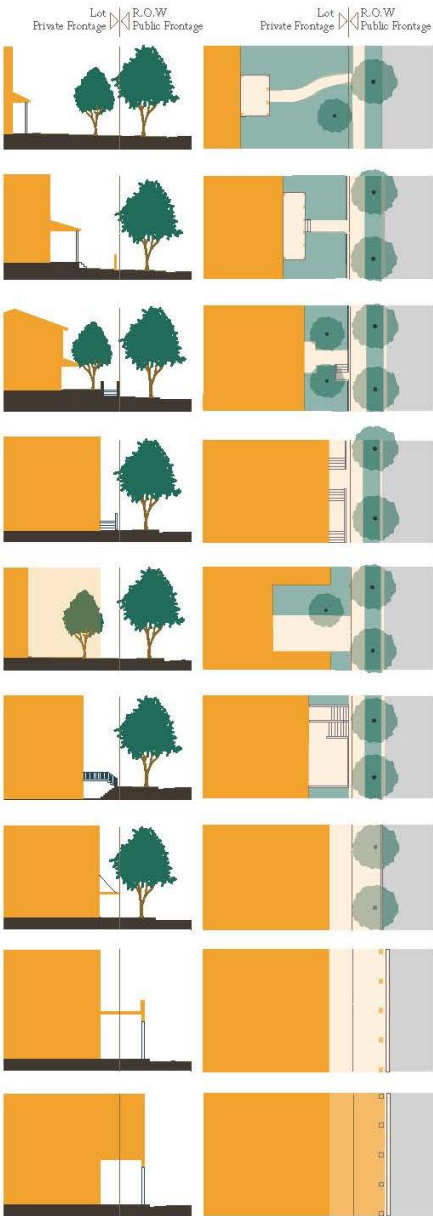


Table 6.1 Frontage Types

- Front Yard:** A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.
- Porch:** A frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.
- Dooryard:** A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.
- Stoop:** A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
- Forecourt:** A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.
- Lightcourt:** A frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.
- Shopfront:** A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.
- Gallery:** A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.
- Arcade:** A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.



# Development Standards: Street Frontage Types

## Mission Street Zone

### 4.1E. Frontages and Encroachments

- i

Allowed Frontages
  - Arcade
  - Gallery
  - Shopfront
  - Lightcourt
  - Forecourt
  - Stoop
  - Dooryard
  - Porch
  - Frontyard

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				
	Horizontal				Vertical
	Front	Side St.	Rear	Side	
Arcade, gal- lery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

## Fair Oaks Avenue Zone

### 4.2E. Frontages and Encroachments

- i

Allowed Frontages
  - Arcade
  - Gallery
  - Shopfront
  - Lightcourt
  - Forecourt
  - Stoop
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Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	





5.1 BUILDING STANDARDS

5.1A Purpose

This section provides design standards for individual buildings to ensure that proposed development is consistent with the Downtown Plan’s goals for building form, physical character, land use, and quality.

5.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section 5.2 and all applicable requirements of the California Building and Fire Code as amended and adopted by the City.

5.1C Allowed Building Types by Zoning District

Building Type	Mission Street Zone	Fair Oaks Zone
Single-family residence	See Section 5.2A	X
Duplex, Multiplex	See Section 5.2B	See Section 5.2B
Rosewalk/Bungalow Court	See Section 5.2C	See Section 5.2C
Rowhouse	See Section 5.2D	See Section 5.2D
Live-work	See Section 5.2E	See Section 5.2E
Court	See Section 5.2F	See Section 5.2F
Hybrid Court	See Section 5.2G	See Section 5.2G
Liner Building	See Section 5.2H	See Section 5.2H
Flex Building	See Section 5.2I	See Section 5.2I

Note: X = Building type not allowed in Zoning District.

Table 5.1 Allowed Building Types in each zone.



# Building Types | Mission Street



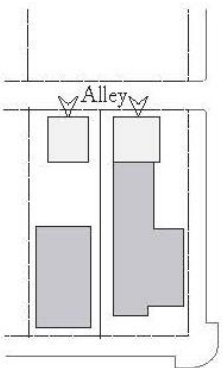
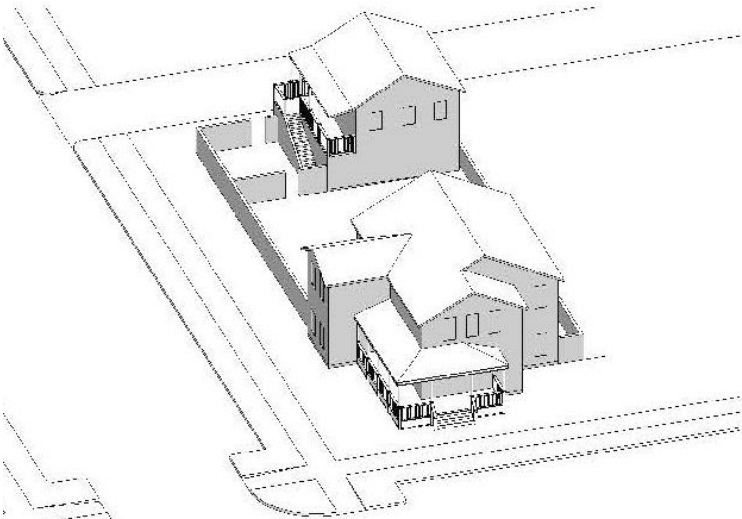
## Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.

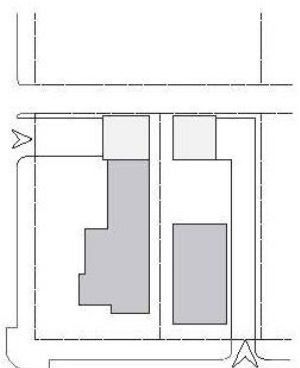


### Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.



Alley access to parking garages



Driveways accessing parking garages from streets

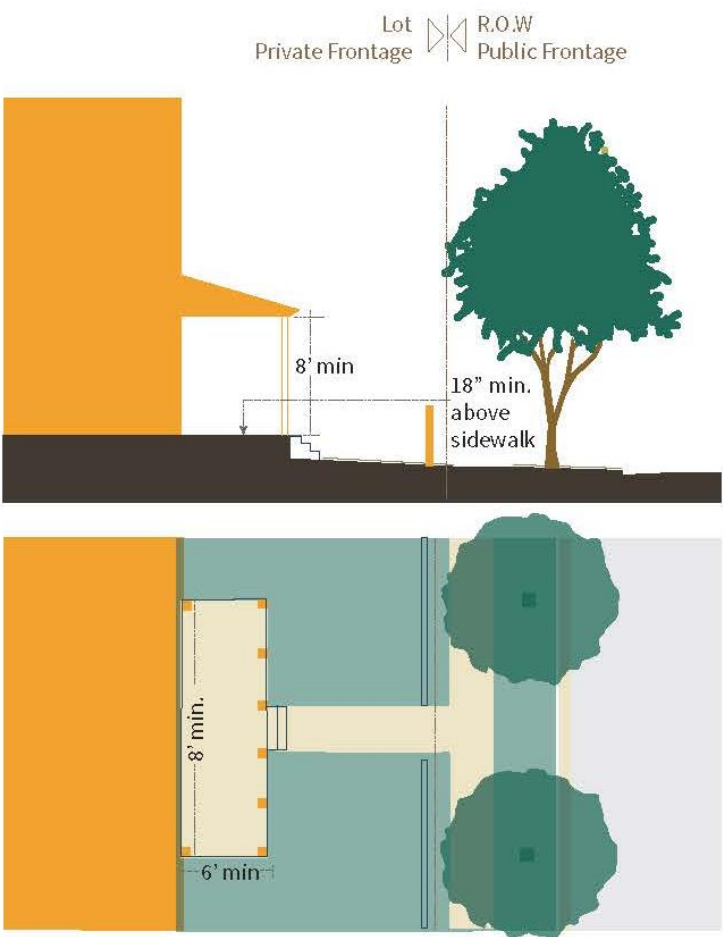
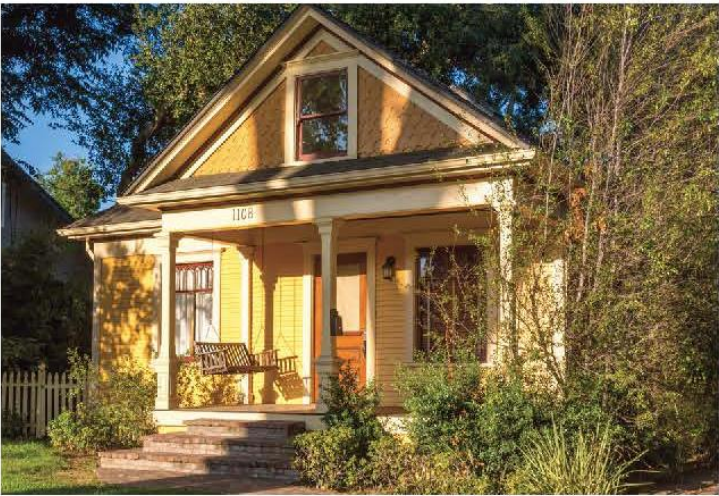
### 5.2 A Single-family residence

1	Description	A building that is surrounded on all four sides by setbacks (front, side, and rear yards) and shares similar setbacks, massing, scale, and frontage types as surrounding houses.		
2	Lot Size	Width	40 ft. min.	80 ft. max.
		Depth	80 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street On corner lots each lot shall front a separate street		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be enclosed or covered.		
6	Private Open Space	Width	Depth	Area
		15 ft. min.	15 ft. min.	300 s.f. min.
7	Building Size & Massing	Length along frontage: 36 ft. max.		
		Length along side yard: 80 ft. max.		
		The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		





# Street Frontage Types

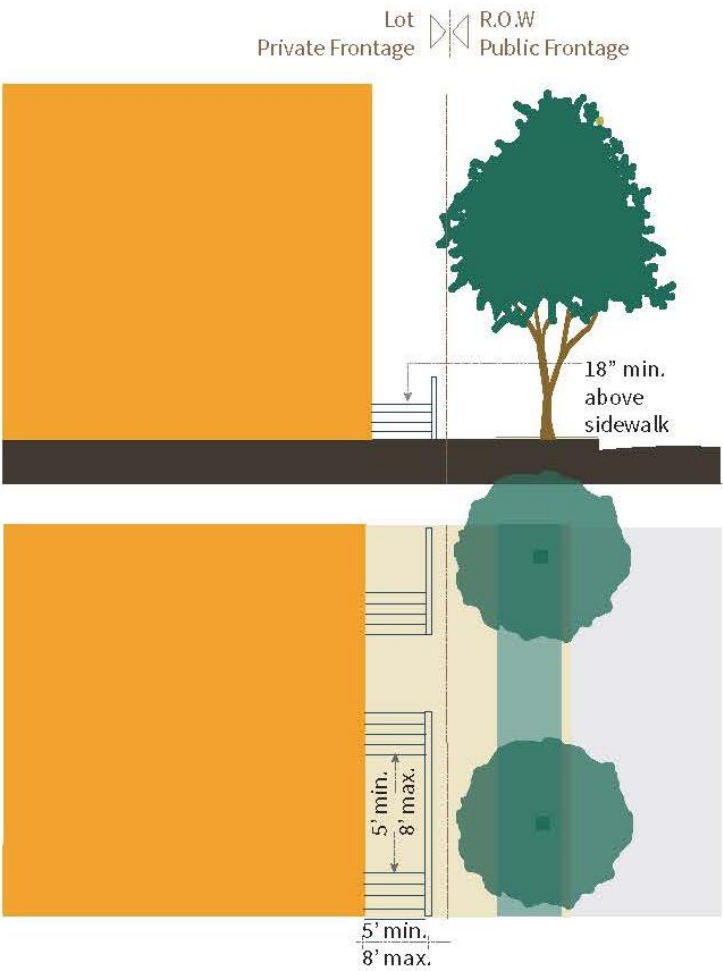


## 6.2 B Porch

- |   |                 |   |                 |
|---|-----------------|---|-----------------|
| 1 | Description     | The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback. |                 |
| 2 | Size            | Width   | 8 ft. min.      |
|   |                 | Depth   | 6 ft. min.      |
|   |                 | Height  | 8 ft. min.      |
|   |                 | Finish level above sidewalk   | 18 in. min.     |
|   |                 | Furniture area  | 4 ft. by 6 ft.  |
|   |                 | Path of travel  | 3 ft. wide min. |
| 3 | Design Standard | Projecting porches must be open on three sides and have a roof.   |                 |



# Street Frontage Types



## 6.2D Stoop

- |   |                 |   |                        |
|---|-----------------|---|------------------------|
| 1 | Description     | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. |                        |
| 2 | Size            | Width   | 5 ft. min.; 8 ft. max. |
|   |                 | Depth   | 5 ft. min.; 8 ft. max. |
|   |                 | Finish level above sidewalk   | 18 in. min.            |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Stairs may be perpendicular or parallel to the building facade.</li><li>b. Ramps shall be parallel to facade or along the side of the building.</li><li>c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.</li></ul>  |                        |





# Street Frontage Types

## 6.2 C Dooryard

- 1

Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width

8 ft. min.

Length

50 ft. max.

Finish level above sidewalk

3 ft. 6 in. max.

Finish level below sidewalk

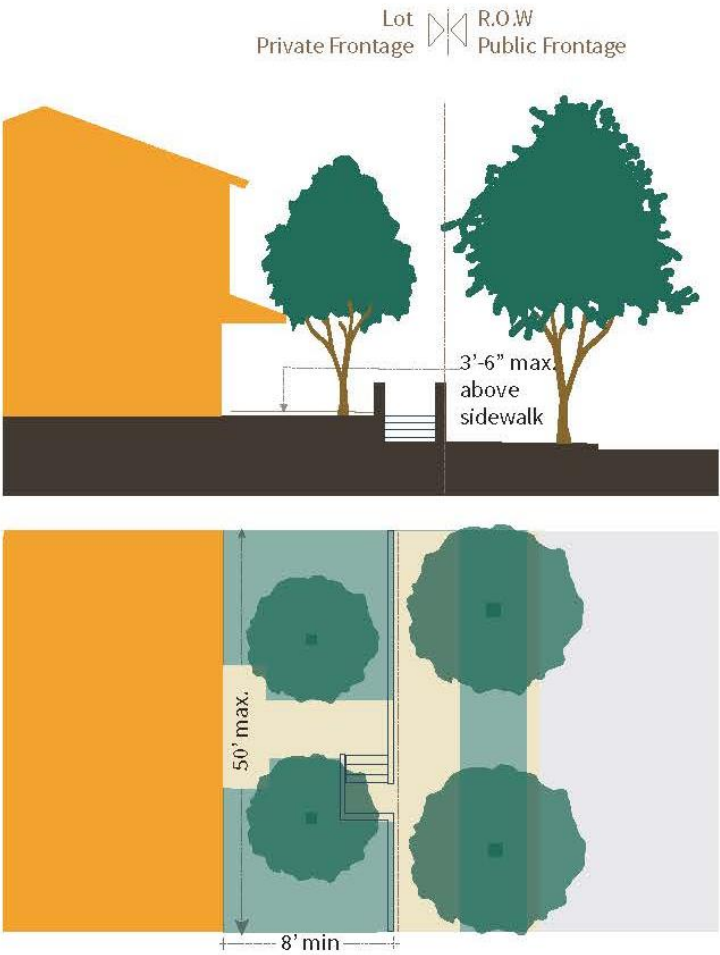
6 ft. max.

Path of travel

3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.



# Street Frontage Types

## 6.2 A Front Yard

- 1

Description

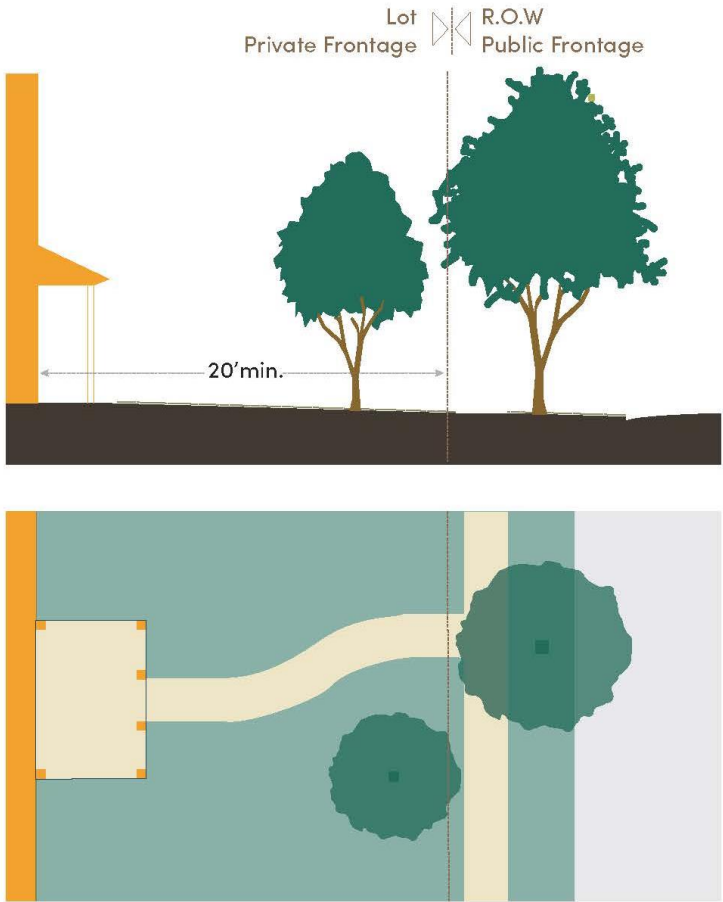
In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.
- 2

Size

Depth 20 ft. min.
- 3

Design Standard

Fences between front yards or between the sidewalk and front yard are not allowed. Front yards could be used in conjunction with another allowed frontage type, such as the Porch.







# Building Types | Mission & Fair Oaks

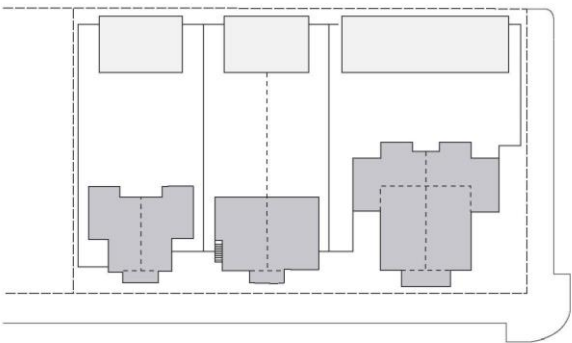
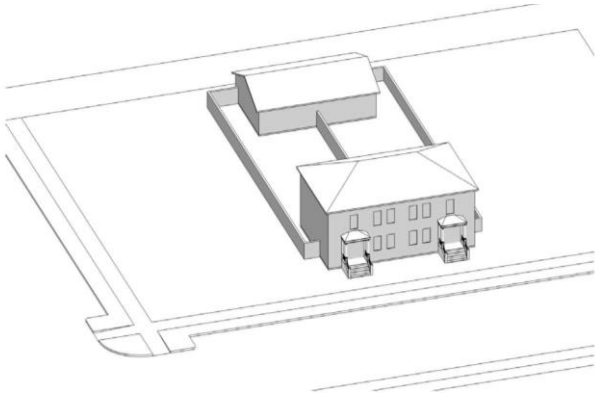


## Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.



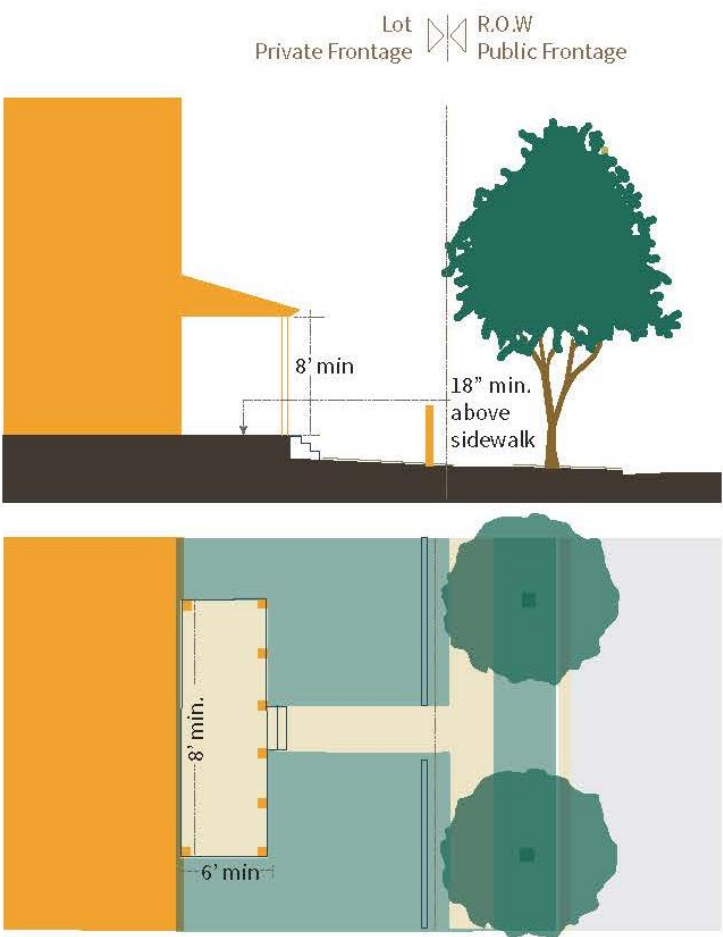
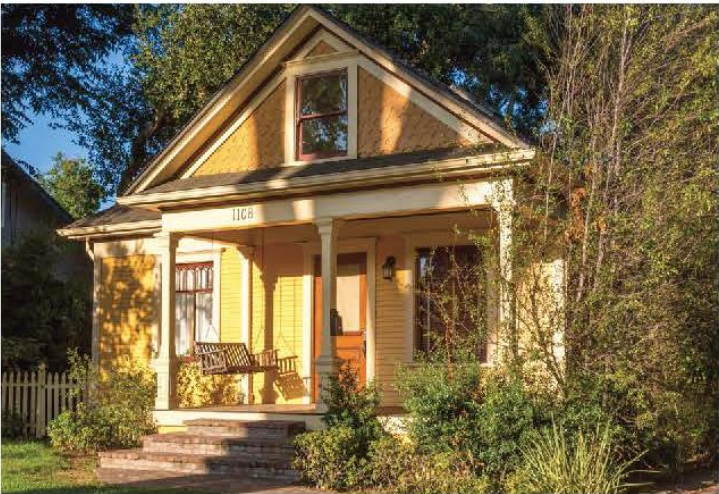
- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.



1	Description	<p>The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p> <p>The Multiplex is a medium structure that consists of 3–4 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>		
2	Lot Size	Width	50 ft. min.	75 ft. max.
		Depth	100 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street On corner lots each lot shall front a separate street		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking shall be enclosed in a garage that may be front or rear-loaded. However, front-loaded garages are only allowed if the property fronts on a local residential street. Properties fronting on collector or arterial streets are required to be rear-loaded. If located in front, the garage may front or side-onto the street.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Length along frontage: 36 ft. max. for duplex 50 ft. max. for multiplex		
		Length along side yard: 80 ft. max.		
		The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



# Development Standards: Street Frontage Types



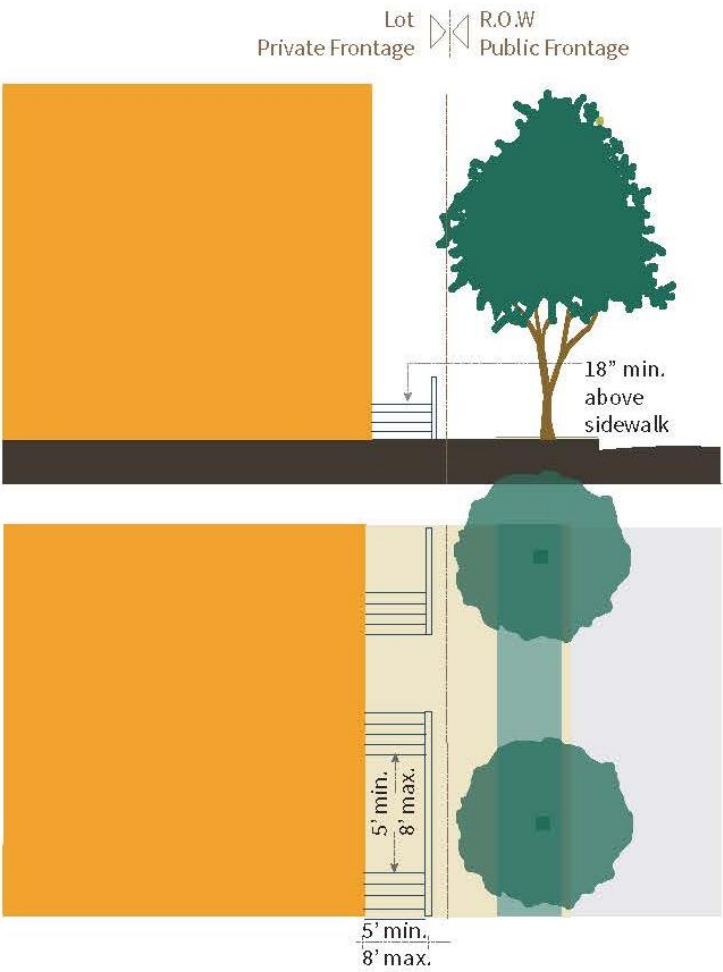
## 6.2 B Porch

- |   |                 |   |                 |
|---|-----------------|---|-----------------|
| 1 | Description     | The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback. |                 |
| 2 | Size            | Width   | 8 ft. min.      |
|   |                 | Depth   | 6 ft. min.      |
|   |                 | Height  | 8 ft. min.      |
|   |                 | Finish level above sidewalk   | 18 in. min.     |
|   |                 | Furniture area  | 4 ft. by 6 ft.  |
|   |                 | Path of travel  | 3 ft. wide min. |
| 3 | Design Standard | Projecting porches must be open on three sides and have a roof.   |                 |





# Development Standards: Street Frontage Types



## 6.2 D Stoop

- |   |                 |   |                        |
|---|-----------------|---|------------------------|
| 1 | Description     | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. |                        |
| 2 | Size            | Width   | 5 ft. min.; 8 ft. max. |
|   |                 | Depth   | 5 ft. min.; 8 ft. max. |
|   |                 | Finish level above sidewalk   | 18 in. min.            |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Stairs may be perpendicular or parallel to the building facade.</li><li>b. Ramps shall be parallel to facade or along the side of the building.</li><li>c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.</li></ul>  |                        |



# Development Standards: Street Frontage Types

## 6.2 C Dooryard

- 1

Description

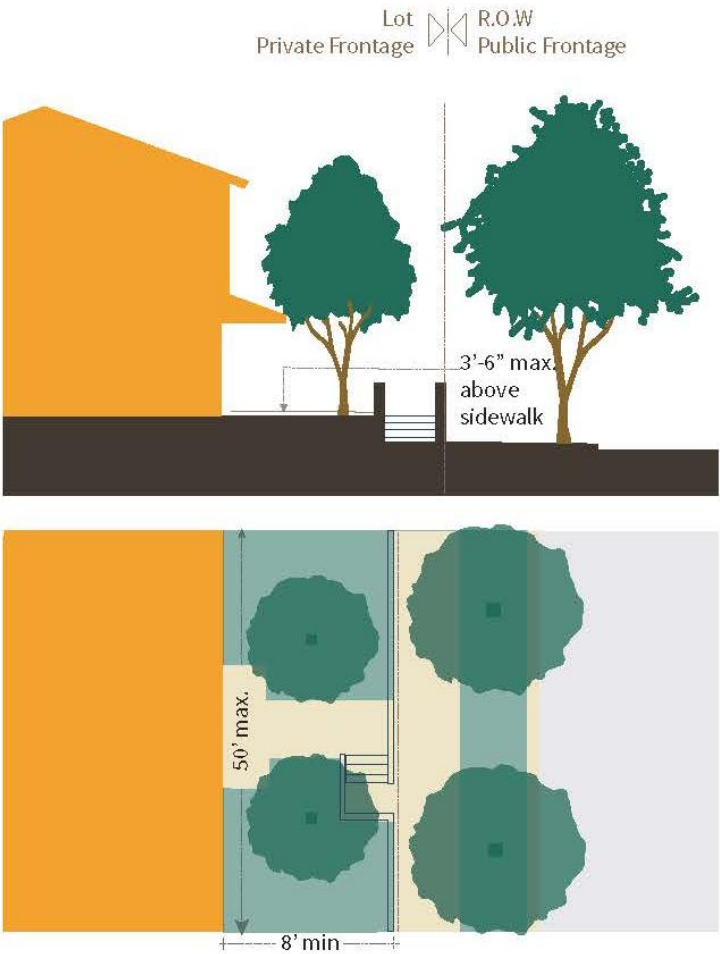
In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width	8 ft. min.
Length	50 ft. max.
Finish level above sidewalk	3 ft. 6 in. max.
Finish level below sidewalk	6 ft. max.
Path of travel	3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.





# Development Standards: Street Frontage Types

## 6.2 A Front Yard

- 1

Description

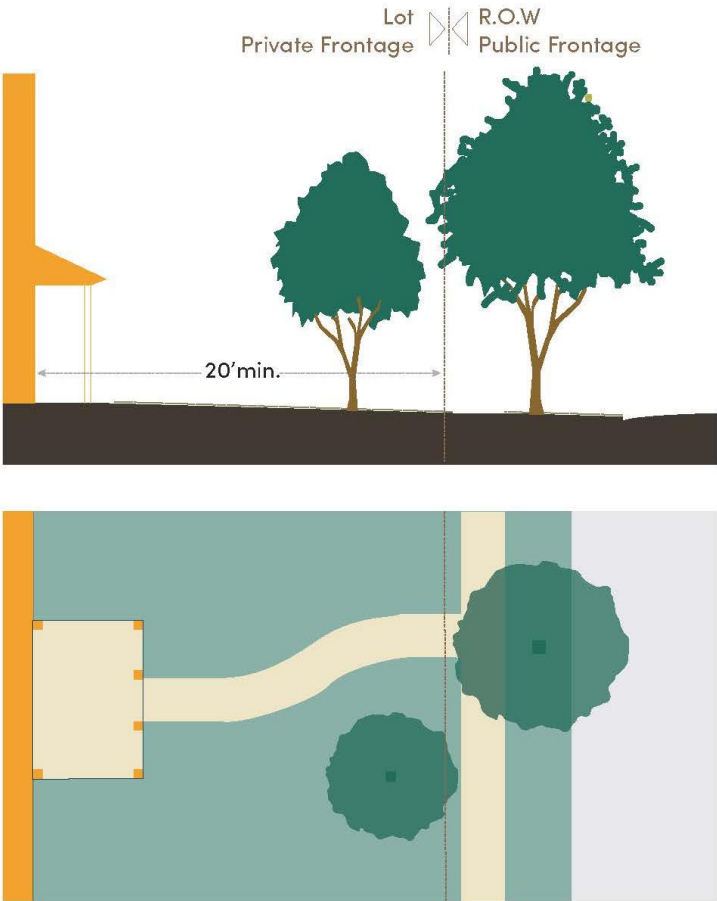
In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.
- 2

Size

Depth 20 ft. min.
- 3

Design Standard

Fences between front yards or between the sidewalk and front yard are not allowed. Front yards could be used in conjunction with another allowed frontage type, such as the Porch.





# Building Types | Mission & Fair Oaks

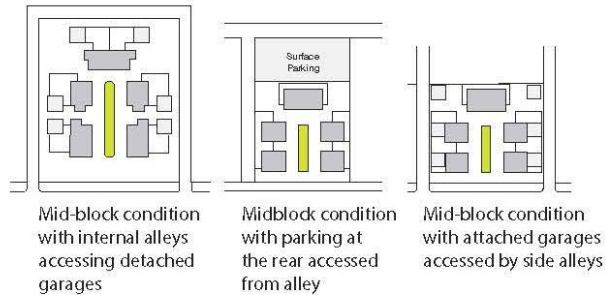
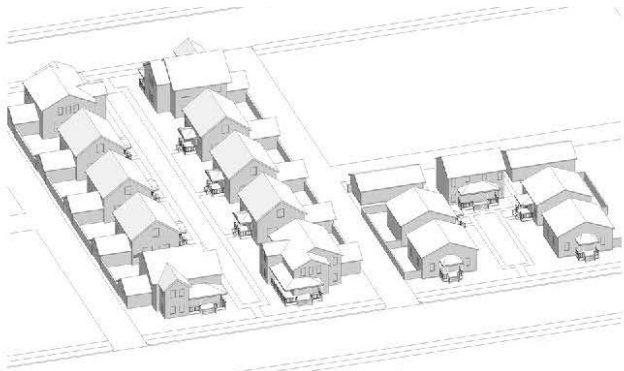


## Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.

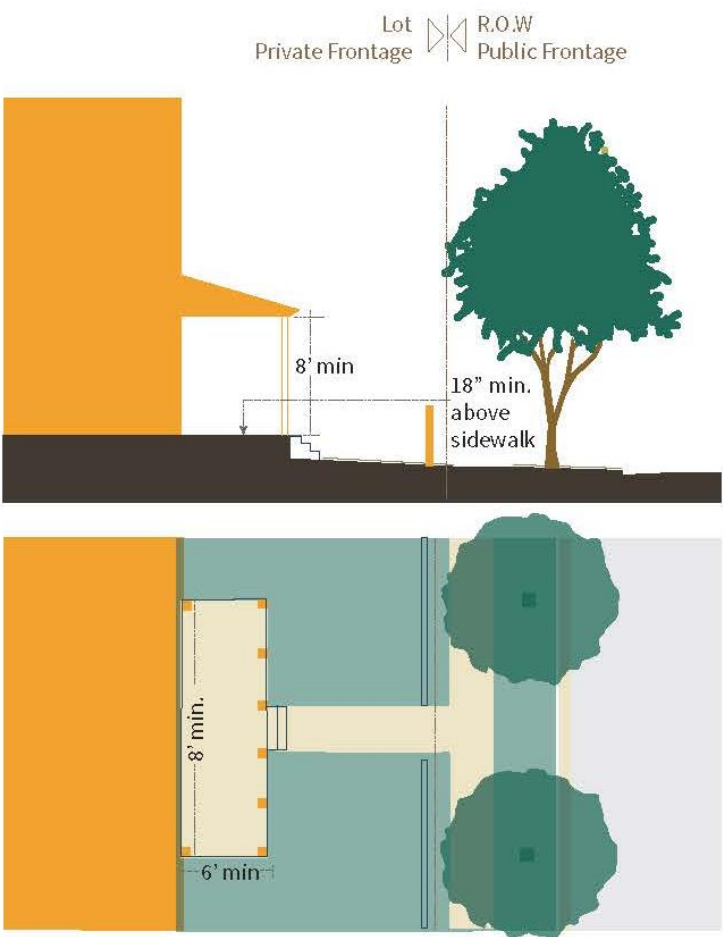
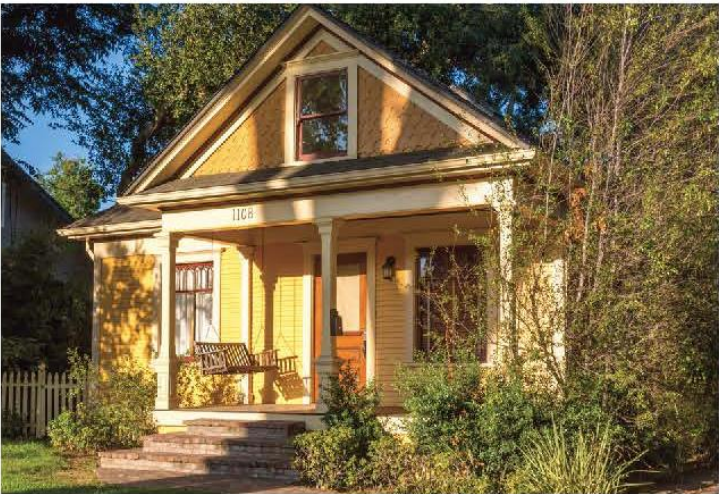


1	Description	Six or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.		
		Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.		
2	Lot Size	Width	120 ft. min.	150 ft. max.
		Depth	120 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Common courtyard		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
6	Private Open Space	Width	Depth	Area
		20 ft. min.	20 ft. min.	400 s.f. min.
7	Building Size & Massing	Length along frontage: 40 ft. max. Length along side yard: 40 ft. max. The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		





# Development Standards: Street Frontage Types

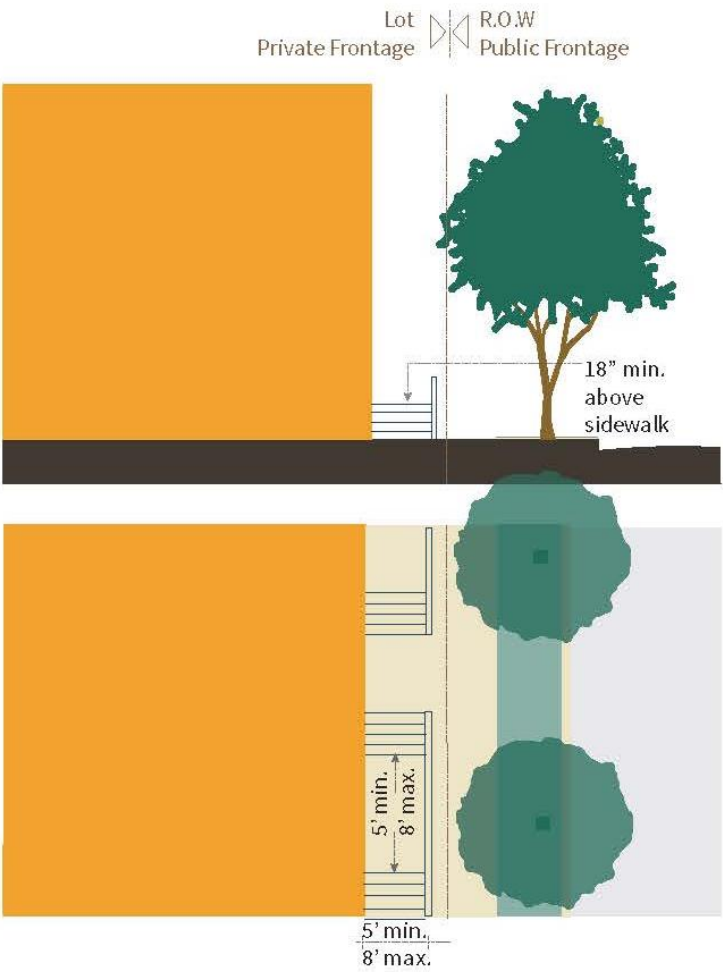


## 6.2 B Porch

1	Description	The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.	
2	Size	Width	8 ft. min.
		Depth	6 ft. min.
		Height	8 ft. min.
		Finish level above sidewalk	18 in. min.
		Furniture area	4 ft. by 6 ft.
3	Design Standard	Path of travel	3 ft. wide min.
		Projecting porches must be open on three sides and have a roof.	



# Development Standards: Street Frontage Types



## 6.2 D Stoop

- |   |                 |   |                        |
|---|-----------------|---|------------------------|
| 1 | Description     | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. |                        |
| 2 | Size            | Width   | 5 ft. min.; 8 ft. max. |
|   |                 | Depth   | 5 ft. min.; 8 ft. max. |
|   |                 | Finish level above sidewalk   | 18 in. min.            |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Stairs may be perpendicular or parallel to the building facade.</li><li>b. Ramps shall be parallel to facade or along the side of the building.</li><li>c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.</li></ul>  |                        |





# Development Standards: Street Frontage Types

## 6.2 C Dooryard

- 1

Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width

8 ft. min.

Length

50 ft. max.

Finish level above sidewalk

3 ft. 6 in. max.

Finish level below sidewalk

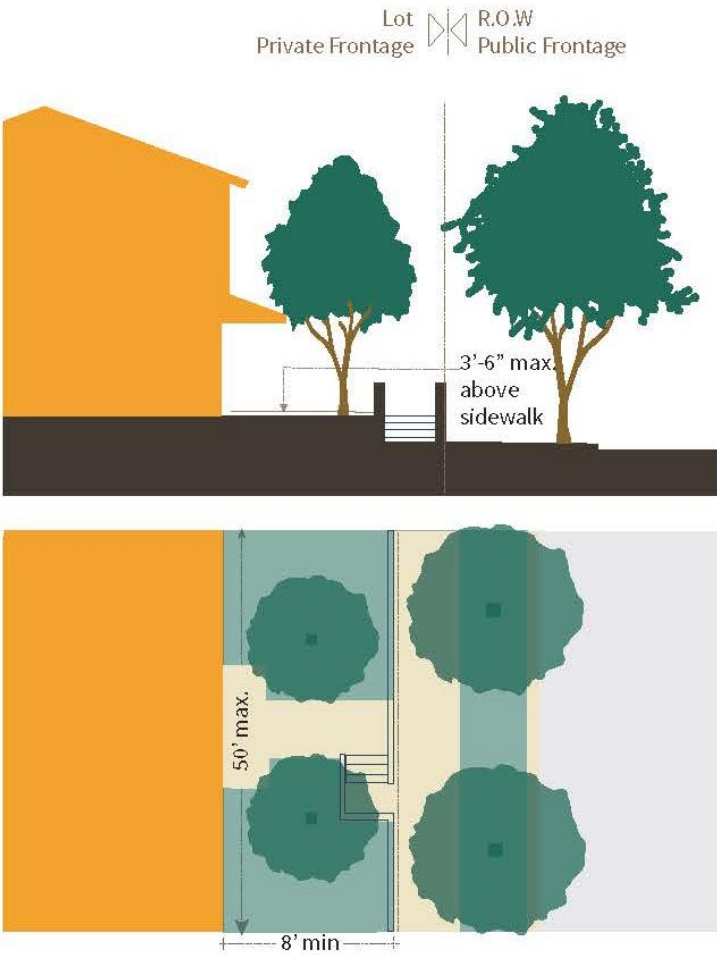
6 ft. max.

Path of travel

3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.



# Development Standards: Street Frontage Types

## 6.2 A Front Yard

- 1

Description

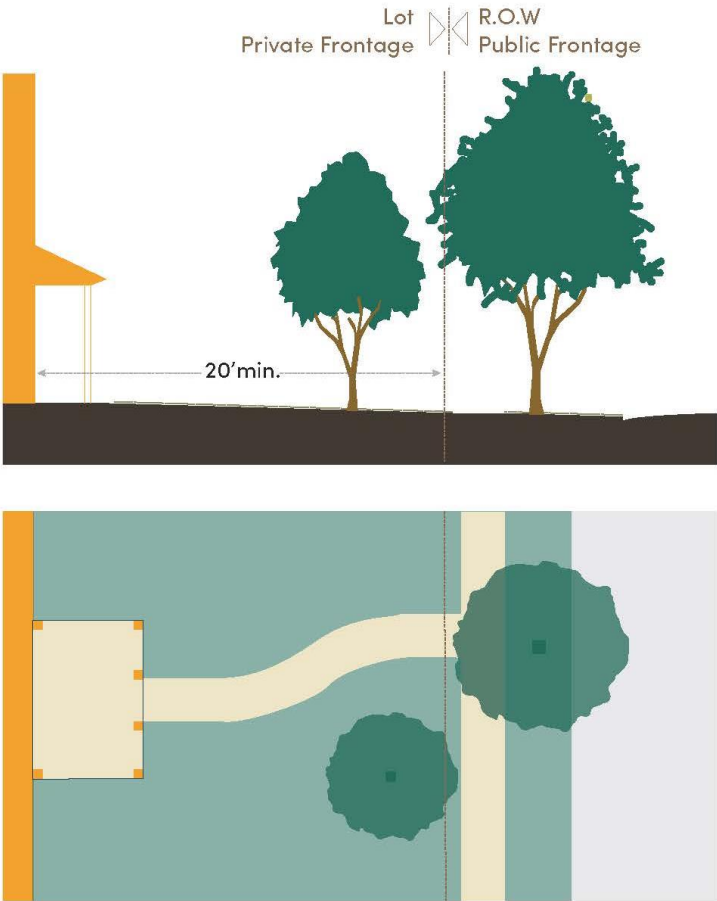
In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.
- 2

Size

Depth 20 ft. min.
- 3

Design Standard

Fences between front yards or between the sidewalk and front yard are not allowed. Front yards could be used in conjunction with another allowed frontage type, such as the Porch.







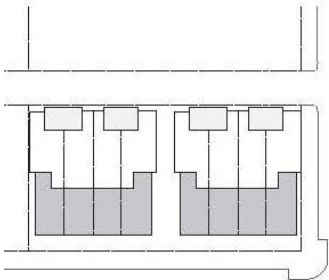
# Building Types | Mission & Fair Oaks



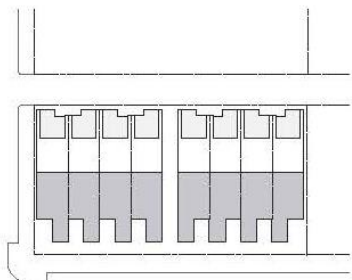
## Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the

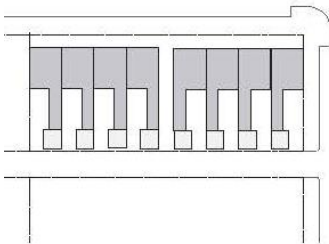
- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide



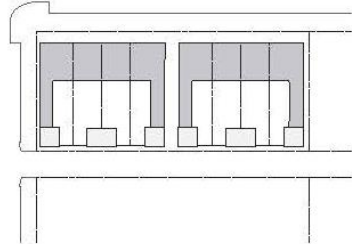
Detached garages



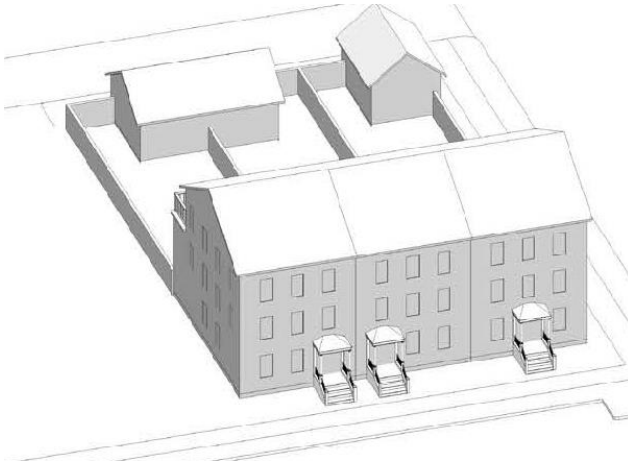
Carriage houses above detached garages



Attached garages



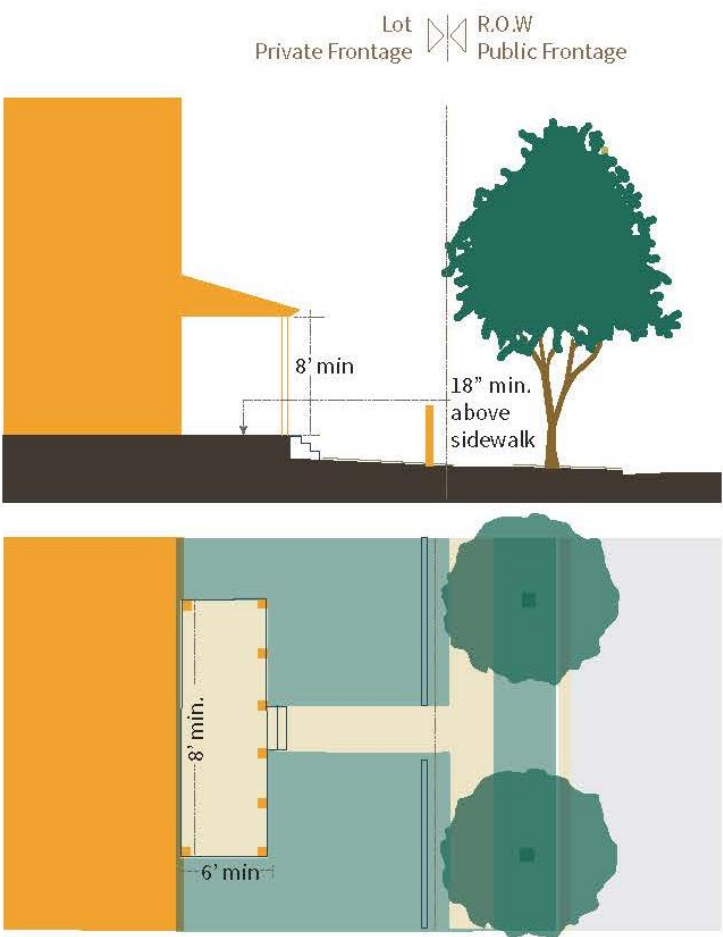
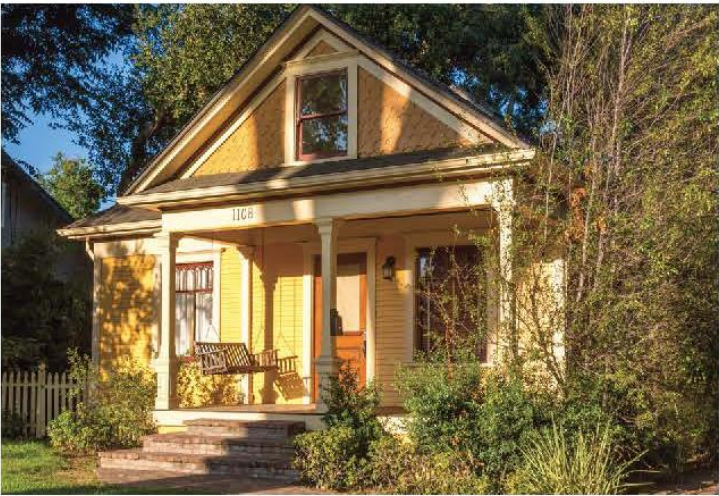
Corner units front the street



1	Description	A small- to medium-sized building comprised of five or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear. Each dwelling unit is directly accessed from the front yard/street. Rowhouses are prohibited on a lot with-out alley access, since garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.		
2	Lot Size	Width	90 ft. min.	
		Depth	95 ft. min.	
3	Pedestrian Access	Main entrance location: Primary street		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	At least one parking space per unit shall be enclosed in a garage at the rear of the lot or in a tuck-under condition. The remaining required parking may be covered or uncovered in the rear.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Width per rowhouse: 18 ft. min.; 36 ft. max Length along side yard: 80 ft. max.  The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		



# Development Standards: Street Frontage Types



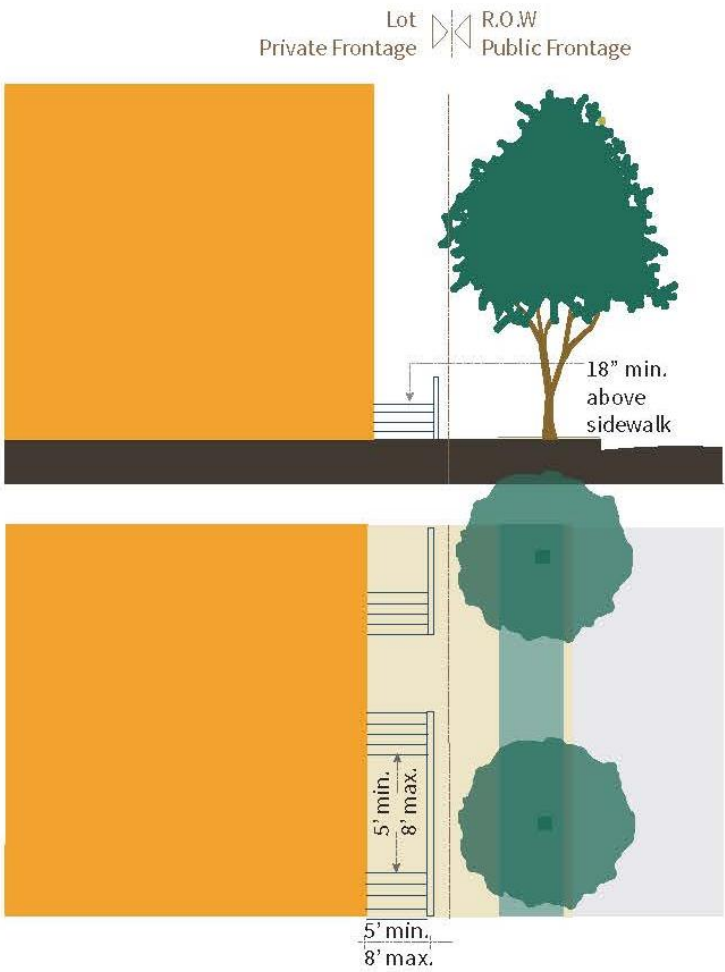
## 6.2 B Porch

1	Description	The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.	
2	Size	Width	8 ft. min.
		Depth	6 ft. min.
		Height	8 ft. min.
		Finish level above sidewalk	18 in. min.
		Furniture area	4 ft. by 6 ft.
3	Design Standard	Path of travel	3 ft. wide min.
		Projecting porches must be open on three sides and have a roof.	





# Development Standards: Street Frontage Types



## 6.2 D Stoop

- |   |                 |   |
|---|-----------------|---|
| 1 | Description     | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. |
| 2 | Size            | Width 5 ft. min.; 8 ft. max.<br>Depth 5 ft. min.; 8 ft. max.<br>Finish level above sidewalk 18 in. min.   |
| 3 | Design Standard | a. Stairs may be perpendicular or parallel to the building facade.<br>b. Ramps shall be parallel to facade or along the side of the building.<br>c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.  |



# Development Standards: Street Frontage Types

## 6.2 C Dooryard

- 1

Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width

8 ft. min.

Length

50 ft. max.

Finish level above sidewalk

3 ft. 6 in. max.

Finish level below sidewalk

6 ft. max.

Path of travel

3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.







# Building Types | Mission & Fair Oaks

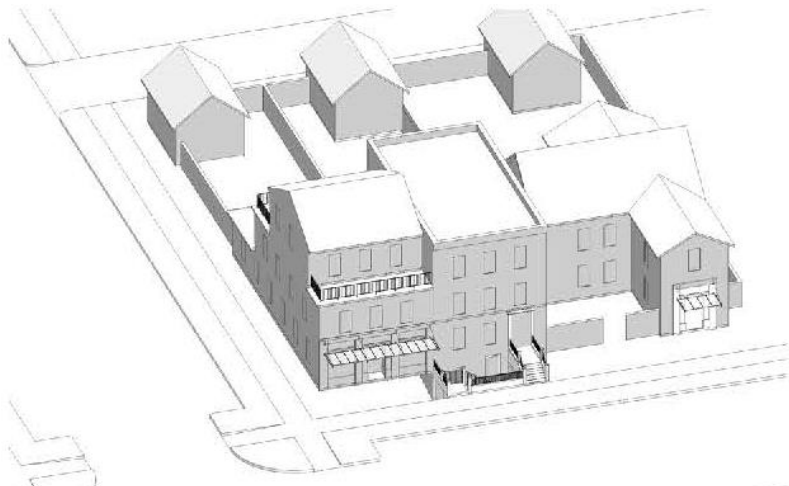
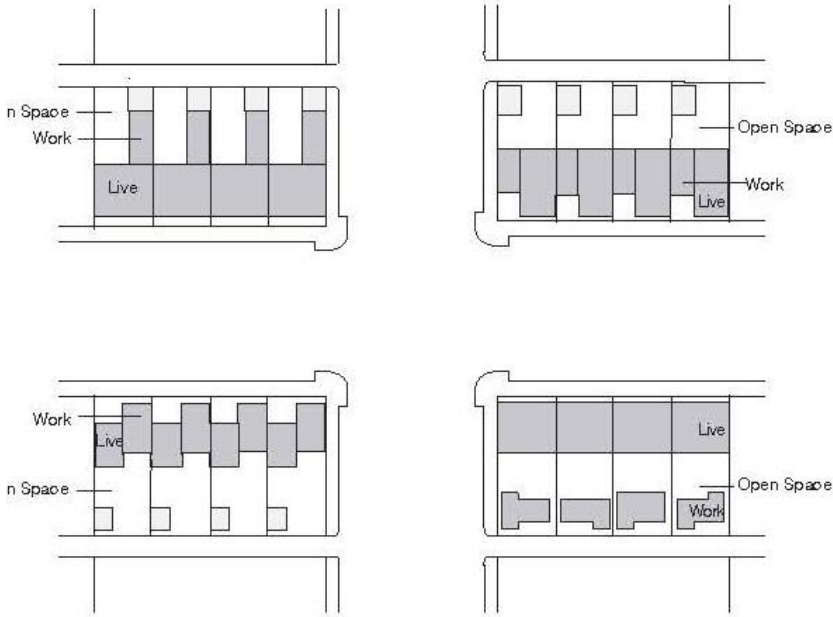


## Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.



- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.



1	Description	The Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Live/Works are prohibited on a lot without alley access, since garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.		
2	Lot Size	Width	70 ft. min.	200 ft. max.
		Depth	95 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street Ground floor space and upper unit shall have separate entries.		
	Frontages	Forecourt Dooryard Shopfront Lightcourt Gallery		
	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
	Building Size & Massing	Width per unit: 18 ft. min; 36 ft. max.  The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



# Development Standards: Street Frontage Types

## 6.2 E Forecourt

- 1

Description

In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.
- 2

Size

Width

12 ft. min.

Depth

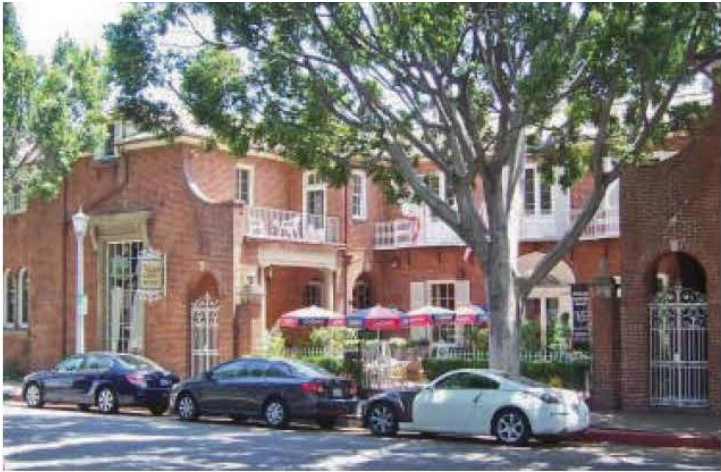
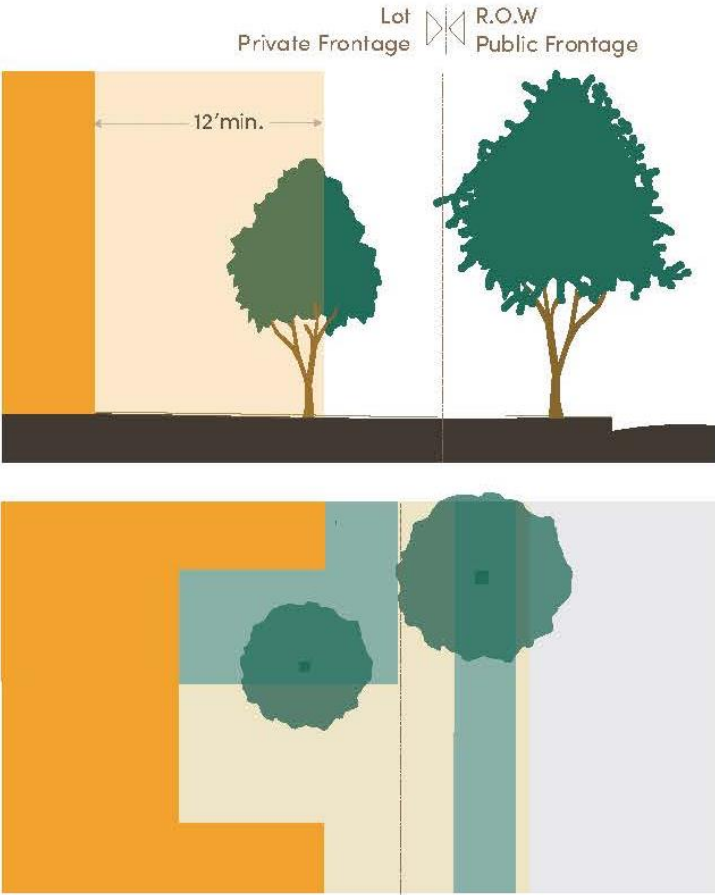
12 ft. min.

Ratio, height to width

2:1 max.
- 3

Design Standard

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.







# Development Standards: Street Frontage Types

## 6.2 C Dooryard

- 1

Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width

8 ft. min.

Length

50 ft. max.

Finish level above sidewalk

3 ft. 6 in. max.

Finish level below sidewalk

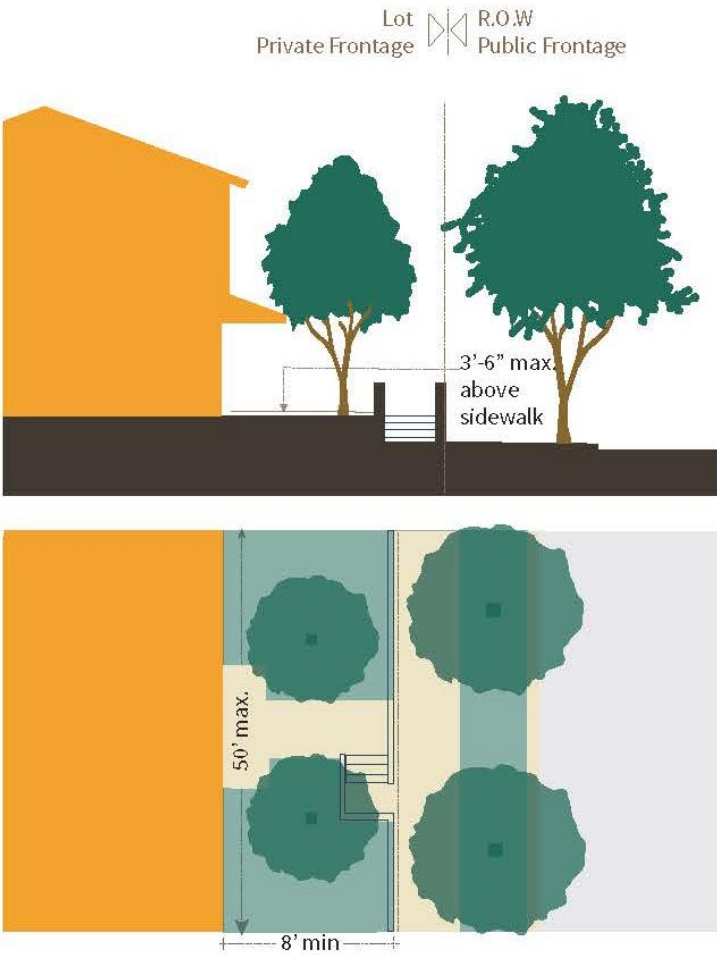
6 ft. max.

Path of travel

3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.





# Development Standards: Street Frontage Types

## 6.2 G Shopfront

- 1

Description

In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.
- 2

Size

Ground floor transparency

75% of frontage min.

Shopfront recessed from property line

12 ft. min.
3.

Awning

Depth

4 ft. min.

Setback from curb

2 ft. min.

Height, clear

8 ft. max.
- 4

Design Standard

a.

Shopfront glass shall be clear without reflective glass frosting or dark tinting.

b.

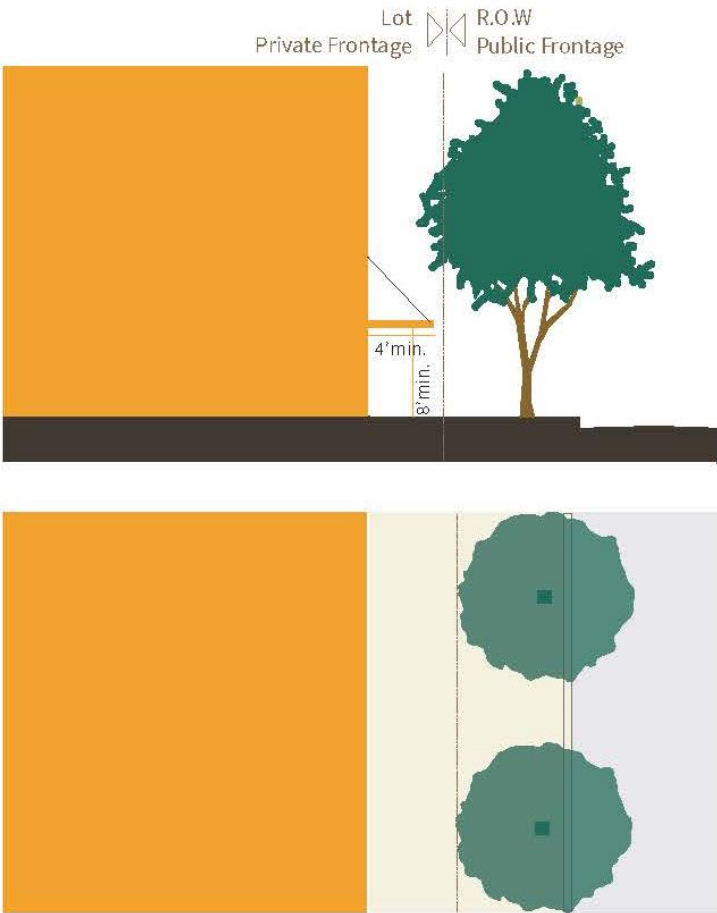
Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/ top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.

c.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

d.

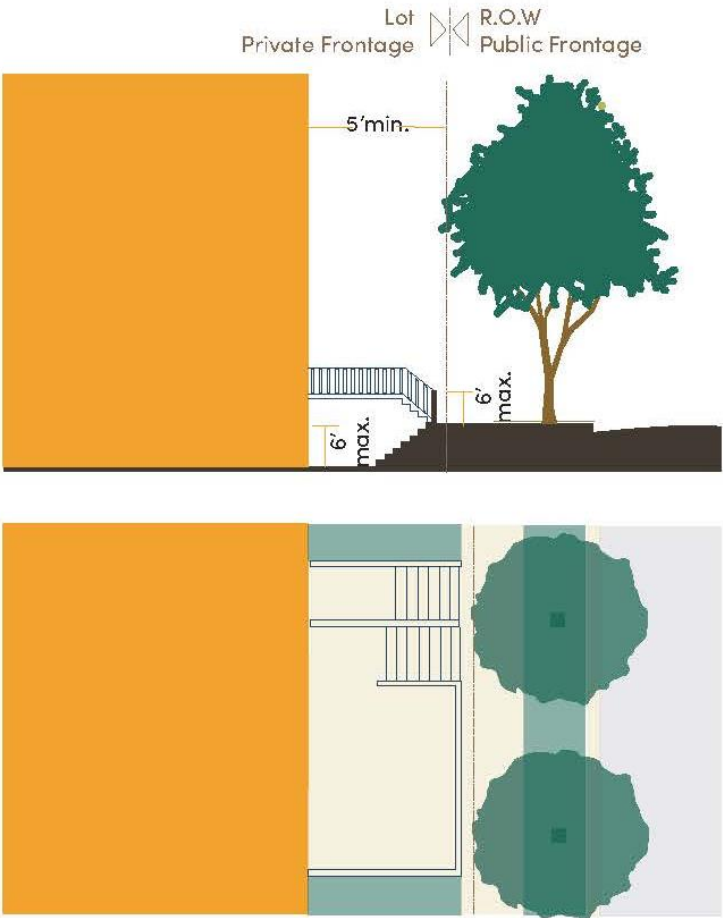
Operable awnings are encouraged.







# Development Standards: Street Frontage Types

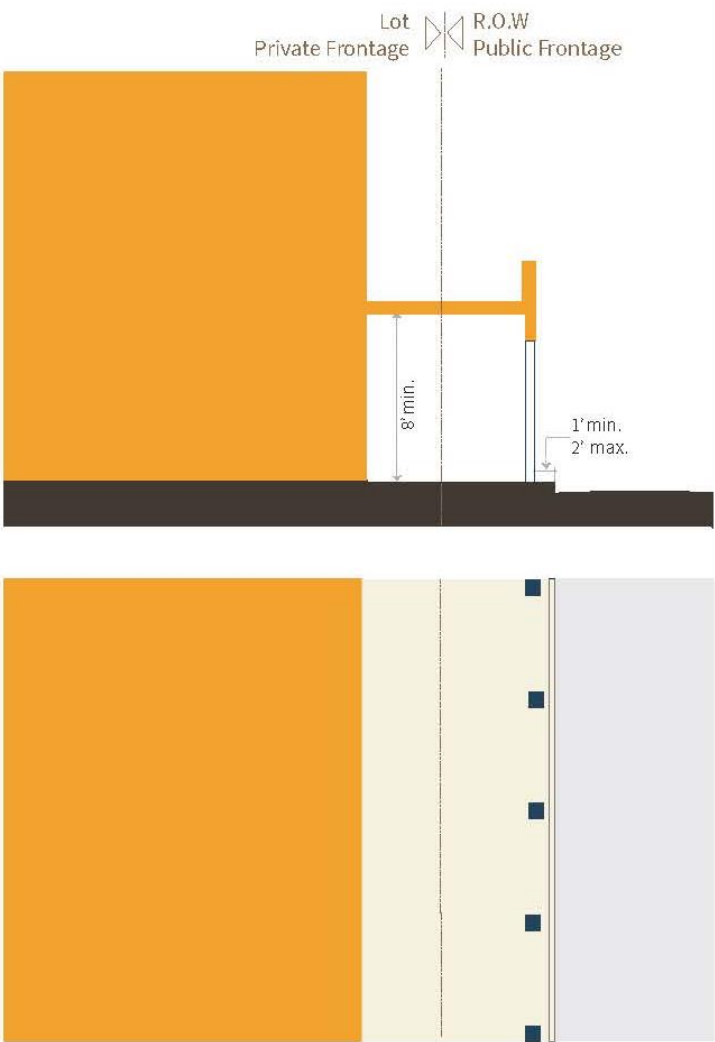


## 6.2 F Lightcourt

- |   |                 |  |            |
|---|-----------------|--|------------|
| 1 | Description     | In the Lightcourt Frontage Type, the main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment. |            |
| 2 | Size            | Width  | 5 ft. min. |
|   |                 | Height, landing above sidewalk   | 6 ft. min. |
|   |                 | Height, landing below sidewalk   | 6 ft. max. |
| 3 | Design Standard | A short fence may be placed along the built-to-line or setback where it is not defined by a building.  |            |



# Development Standards: Street Frontage Types



## 6.2 H Gallery

- |   |                 |  |                        |
|---|-----------------|--|------------------------|
| 1 | Description     | A Gallery is a roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.  |                        |
| 2 | Size            | Depth  | 8 ft. min.             |
|   |                 | Ground floor height  | 12 ft. min.            |
|   |                 | Upper floor height   | 10 ft. max.            |
|   |                 | Height   | 2 stories max.         |
|   |                 | Setback from curb  | 1 ft. min., 2 ft. max. |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Galleries shall be combined with the Shopfront frontage type.</li><li>b. Galleries must have consistent depth along a frontage.</li><li>c. Ceiling light is encouraged.</li><li>d. Galleries may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.</li><li>e. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.</li><li>f. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.</li></ul> |                        |





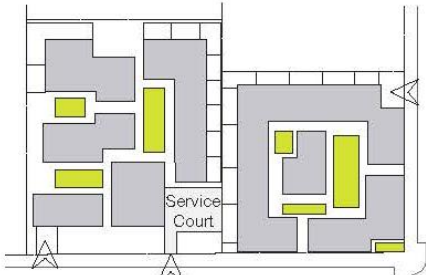
# Building Types | Mission & Fair Oaks



## Court

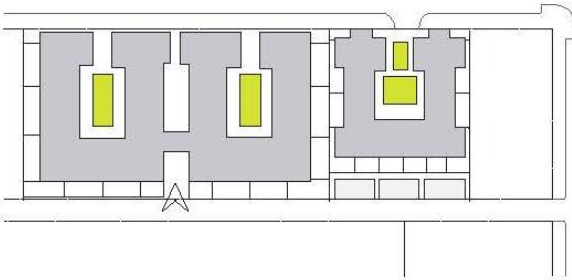
A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.

- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.



Mid-block condition with underground parking and a service court accessed from street

Corner lot condition with underground parking



Midblock condition with underground parking accessed from alley

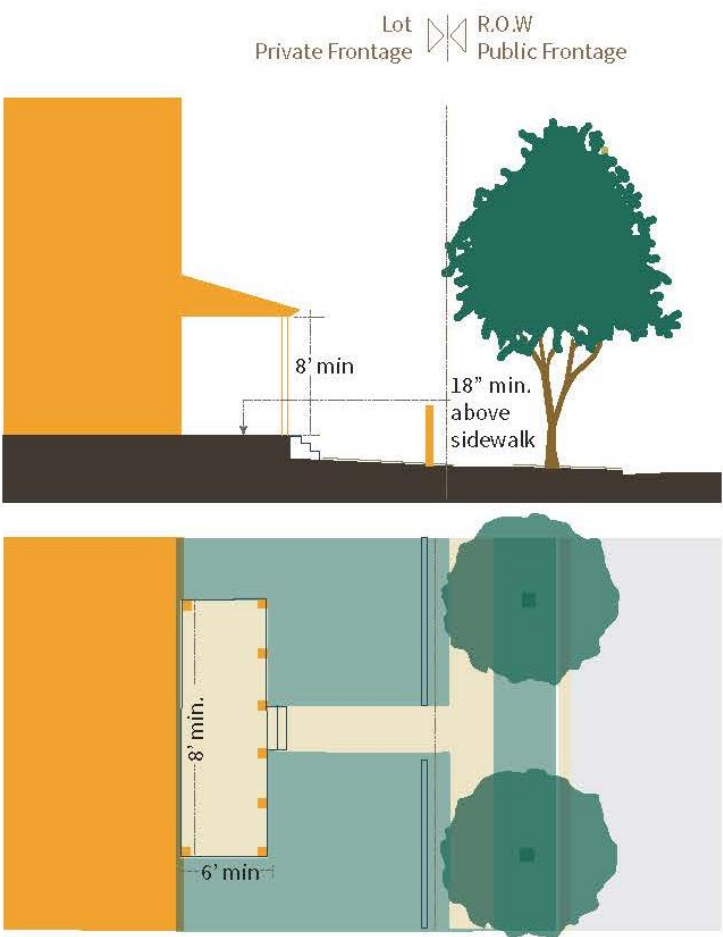
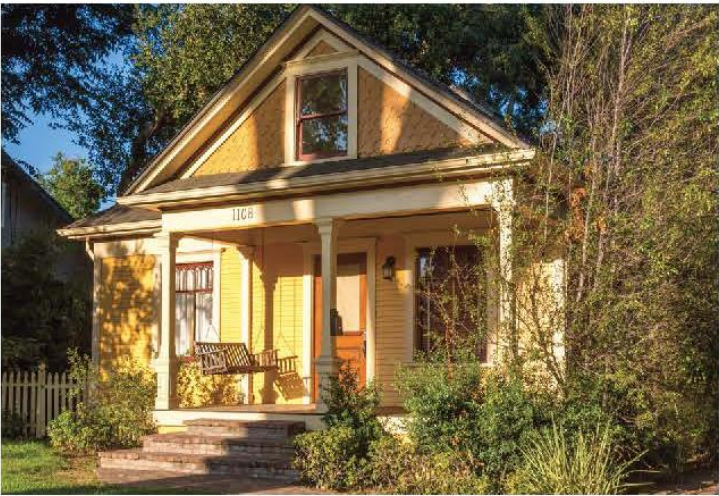
Mid-block condition with garage parking



1	Description	A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.		
2	Lot Size	Width	125 ft. min.	200 ft. max.
		Depth	125 ft. min.	200 ft. max.
3	Pedestrian Access	Direct access from street or courtyard.		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	From alley. For lots without alley, via driveway, max. 12 ft. wide, located as close to side yard property line as possible.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
		This open space is exclusive of the courtyard and may be located in a side or rear yard.		
7	Common Courtyard	Width/depth: 20 ft. min.		
8	Building Size & Massing	Length along frontage: 200 ft. max. Length along side yard: 140 ft. max. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		



# Development Standards: Street Frontage Types



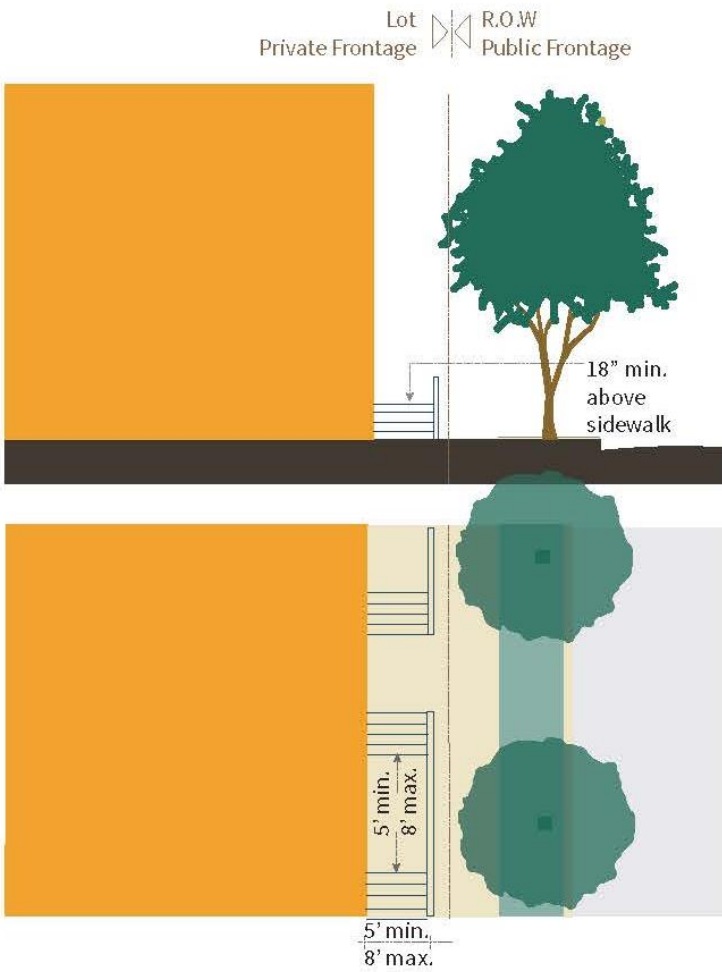
## 6.2 B Porch

1	Description	The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.	
2	Size	Width	8 ft. min.
		Depth	6 ft. min.
		Height	8 ft. min.
		Finish level above sidewalk	18 in. min.
		Furniture area	4 ft. by 6 ft.
3	Design Standard	Path of travel	3 ft. wide min.
		Projecting porches must be open on three sides and have a roof.	





# Development Standards: Street Frontage Types



## 6.2 D Stoop

- |   |                 |   |
|---|-----------------|---|
| 1 | Description     | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. |
| 2 | Size            | Width 5 ft. min.; 8 ft. max.<br>Depth 5 ft. min.; 8 ft. max.<br>Finish level above sidewalk 18 in. min.   |
| 3 | Design Standard | a. Stairs may be perpendicular or parallel to the building facade.<br>b. Ramps shall be parallel to facade or along the side of the building.<br>c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.  |



# Development Standards: Street Frontage Types

## 6.2 C Dooryard

- 1

Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.
- 2

Size

Width

8 ft. min.

Length

50 ft. max.

Finish level above sidewalk

3 ft. 6 in. max.

Finish level below sidewalk

6 ft. max.

Path of travel

3 ft. wide min.
- 3

Design Standard

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.





# Building Types | Mission & Fair Oaks

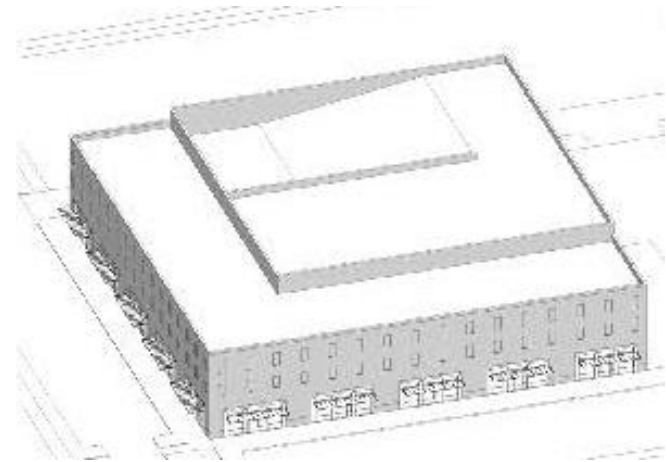
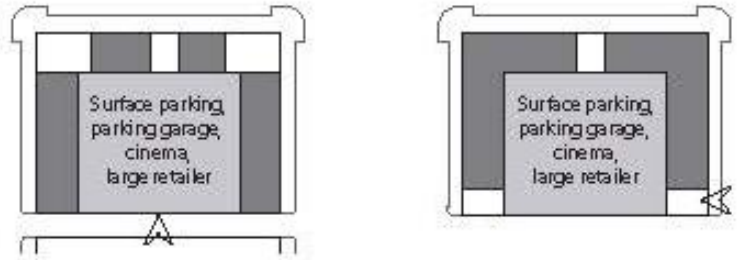
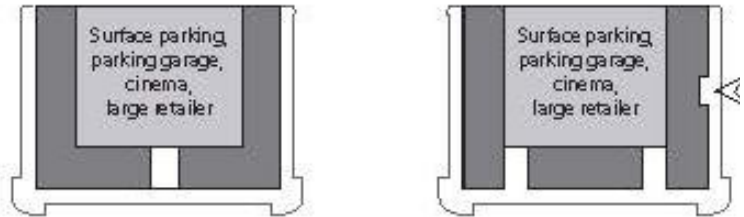


## Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard.
- Interior upper level uses are accessed by a corridor. Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.



1	Description	A building that conceals a garage, or other large scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.		
2	Lot Size	Width	100 ft. min.	200 ft. max.
		Depth	100 ft. min.	150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.		
4	Frontages	Forecourt Shopfront Gallery Arcade		
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tucked under parking, or a combination of any of the above.		
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.		
7	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.		
		Courtyard width/depth/height ratio	1:1	
		Width/depth	20 ft. min.	



# Development Standards: Street Frontage Types

## 6.2 E Forecourt

- 1

Description

In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.
- 2

Size

Width

12 ft. min.

Depth

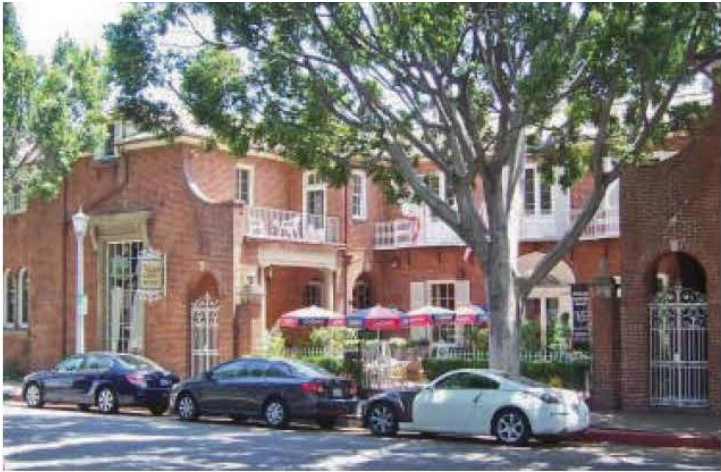
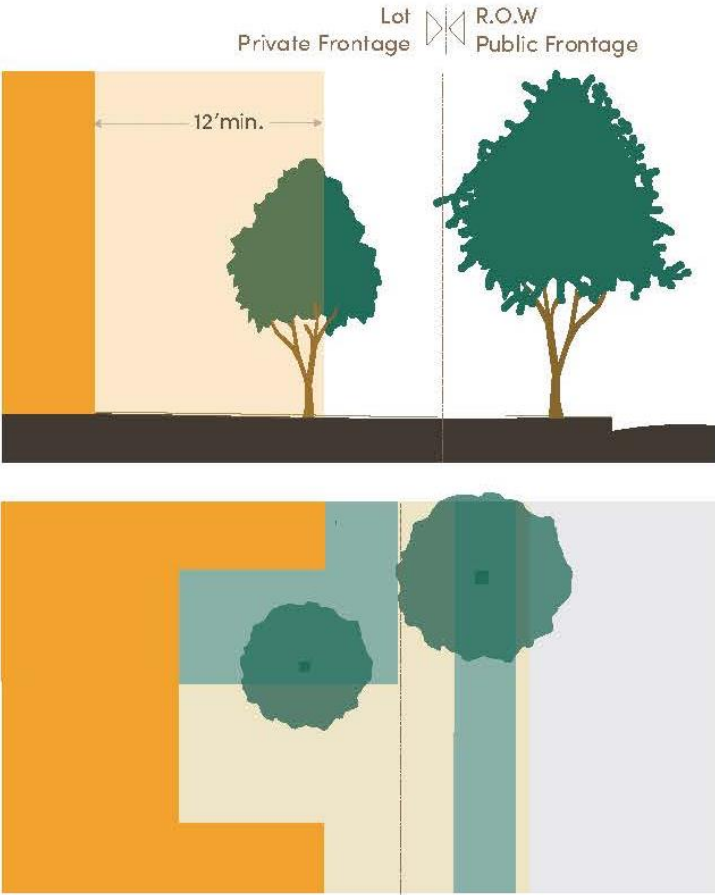
12 ft. min.

Ratio, height to width

2:1 max.
- 3

Design Standard

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.







# Development Standards: Street Frontage Types

## 6.2 G Shopfront

- 1

Description

In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.
- 2

Size

Ground floor transparency

75% of frontage min.

Shopfront recessed from property line

12 ft. min.
3.

Awning

Depth

4 ft. min.

Setback from curb

2 ft. min.

Height, clear

8 ft. max.
- 4

Design Standard

a.

Shopfront glass shall be clear without reflective glass frosting or dark tinting.

b.

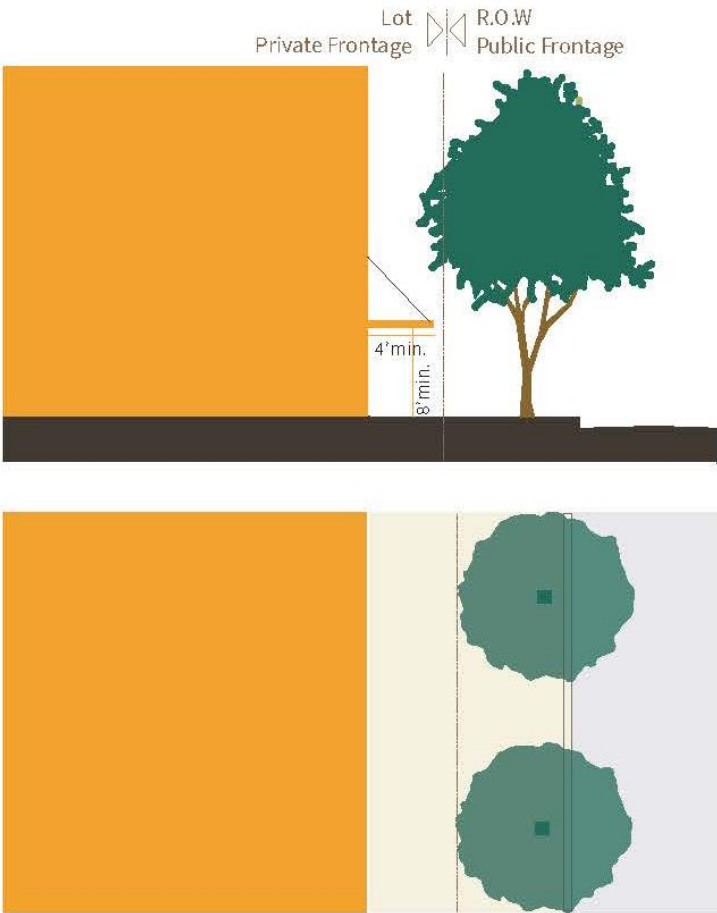
Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/ top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.

c.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

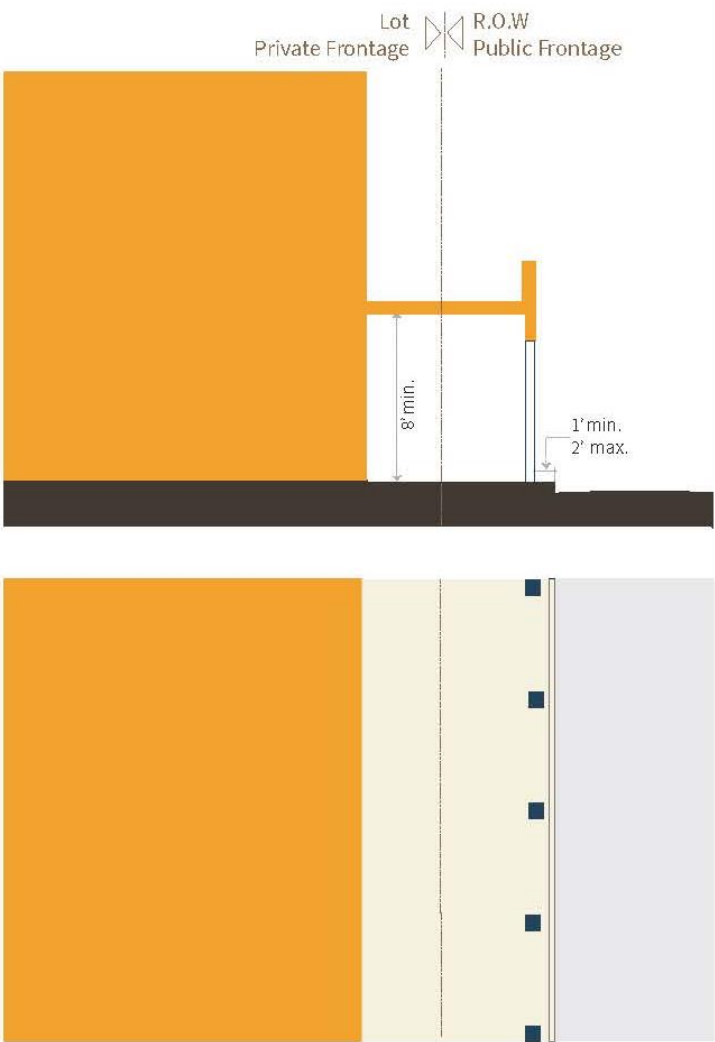
d.

Operable awnings are encouraged.





# Development Standards: Street Frontage Types



## 6.2 H Gallery

- |   |                 |  |                        |
|---|-----------------|--|------------------------|
| 1 | Description     | A Gallery is a roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.  |                        |
| 2 | Size            | Depth  | 8 ft. min.             |
|   |                 | Ground floor height  | 12 ft. min.            |
|   |                 | Upper floor height   | 10 ft. max.            |
|   |                 | Height   | 2 stories max.         |
|   |                 | Setback from curb  | 1 ft. min., 2 ft. max. |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Galleries shall be combined with the Shopfront frontage type.</li><li>b. Galleries must have consistent depth along a frontage.</li><li>c. Ceiling light is encouraged.</li><li>d. Galleries may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.</li><li>e. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.</li><li>f. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.</li></ul> |                        |





# Development Standards: Street Frontage Types

## 6.2 I Arcade

- 1

Description

Arcade frontages are composed of a building with ground floor facades which align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.
- 2

Size

Depth

8 ft. min.

Ground floor height

12 ft. min.

Upper floor height

10 ft. min.

Setback from curb

1 ft. min., 2 ft. max.
- 4

Design Standard

a.

Arcades shall be combined with the Shopfront frontage type.

b.

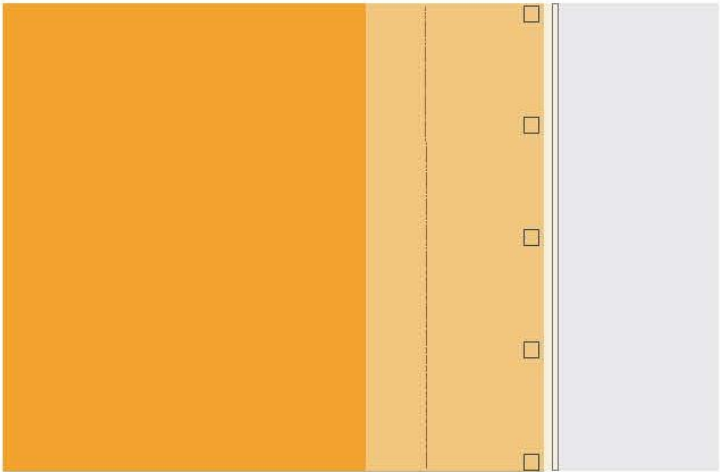
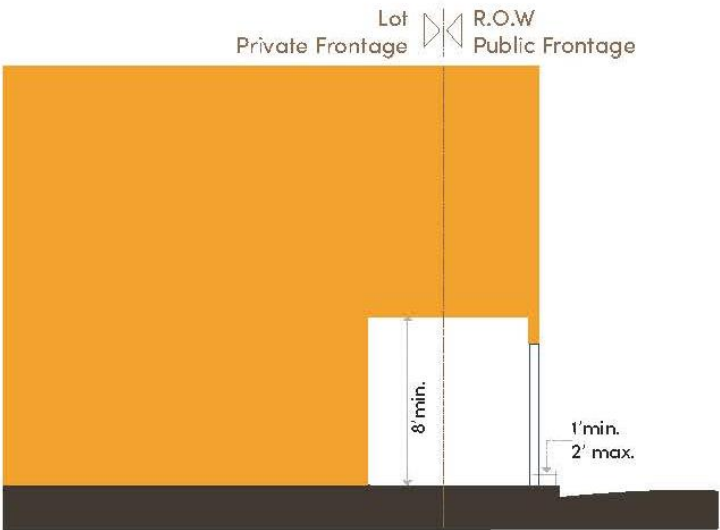
Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.

c.

Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.

d.

Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.





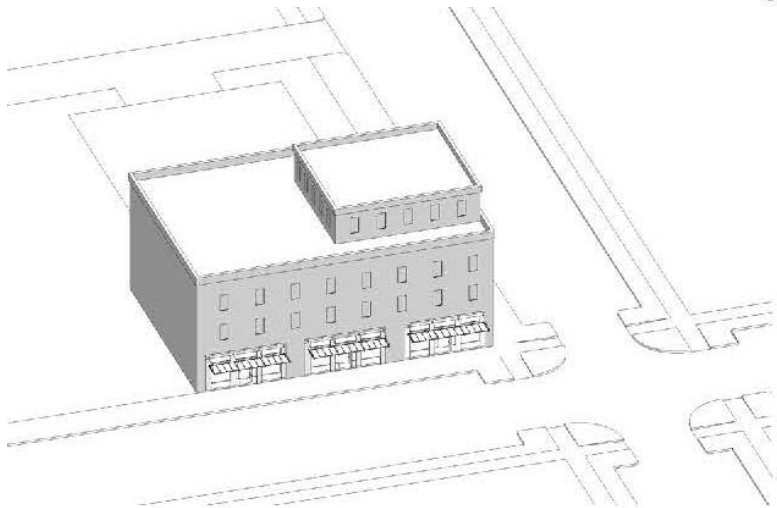
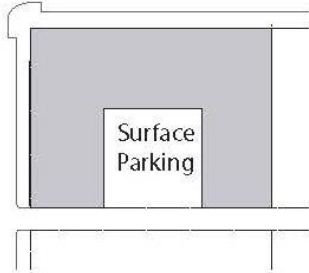
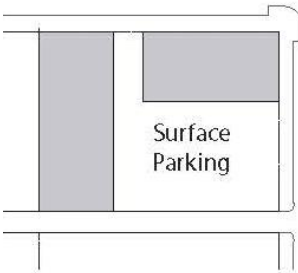
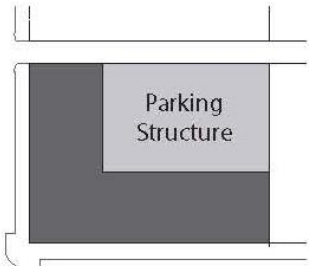
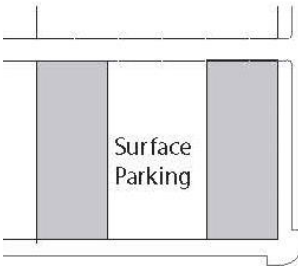
# Building Types | Mission & Fair Oaks



## Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tuck under parking, or some combination of these options.



1	Description	A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.		
2	Lot Size	Width	25 ft. min.	200 ft. max.
		Depth	100 ft. min.	150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.		
4	Frontages	Forecourt Shopfront Gallery Arcade		
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.		
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.		
	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.		
		Courtyard width/depth/height ratio	1:1	
		Width/depth	20 ft. min.	





# Development Standards: Street Frontage Types

## 6.2 E Forecourt

- 1

Description

In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.
- 2

Size

Width

12 ft. min.

Depth

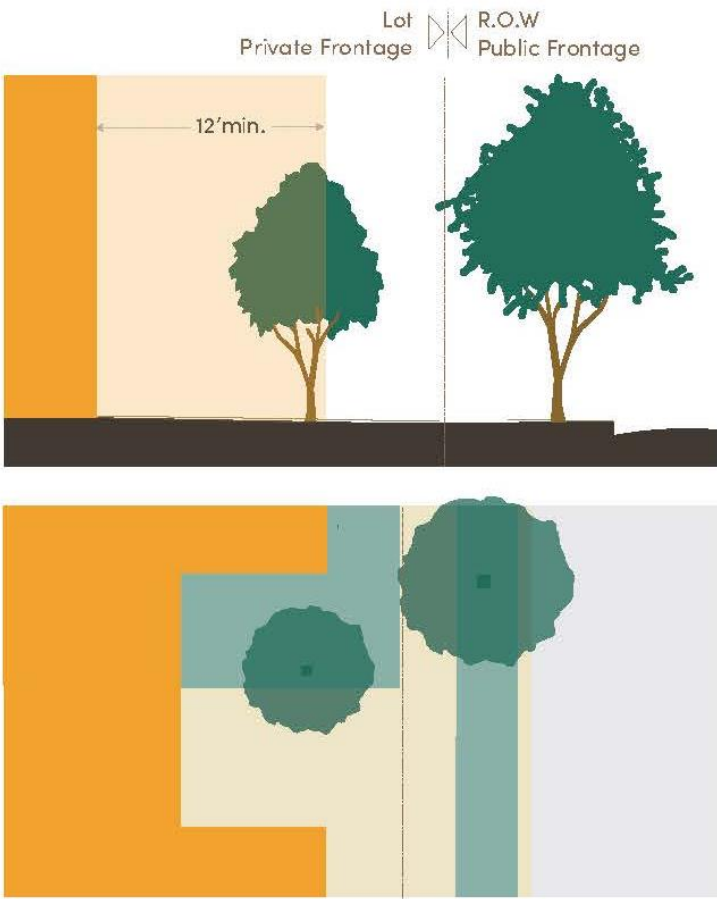
12 ft. min.

Ratio, height to width

2:1 max.
- 3

Design Standard

The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.





# Development Standards: Street Frontage Types

## 6.2 G Shopfront

- 1

Description

In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.
- 2

Size

Ground floor transparency

75% of frontage min.

Shopfront recessed from property line

12 ft. min.
3.

Awning

Depth

4 ft. min.

Setback from curb

2 ft. min.

Height, clear

8 ft. max.
- 4

Design Standard

a.

Shopfront glass shall be clear without reflective glass frosting or dark tinting.

b.

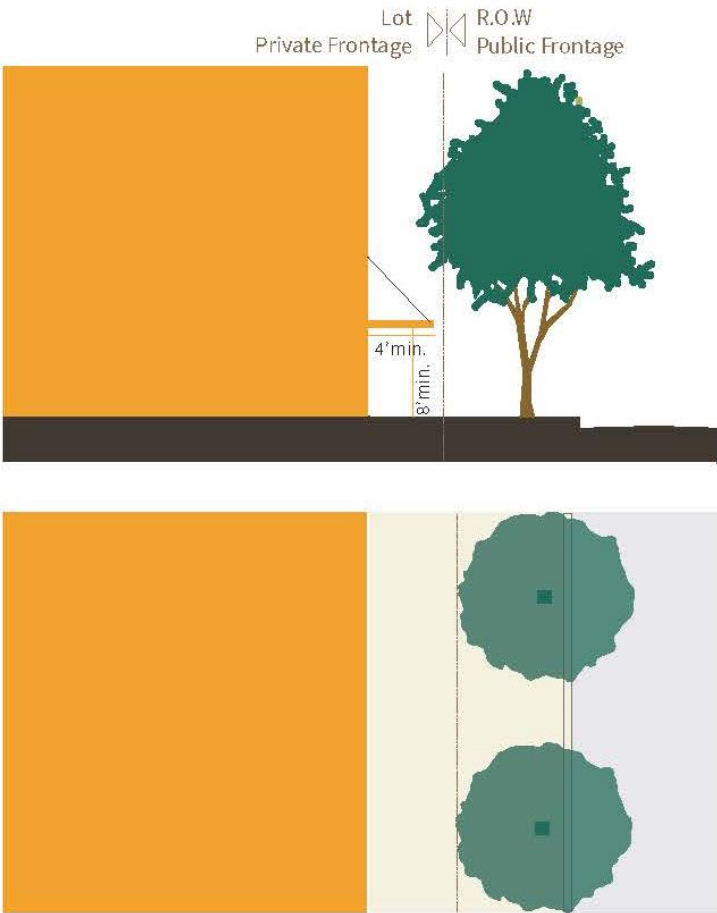
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c.

Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.

d.

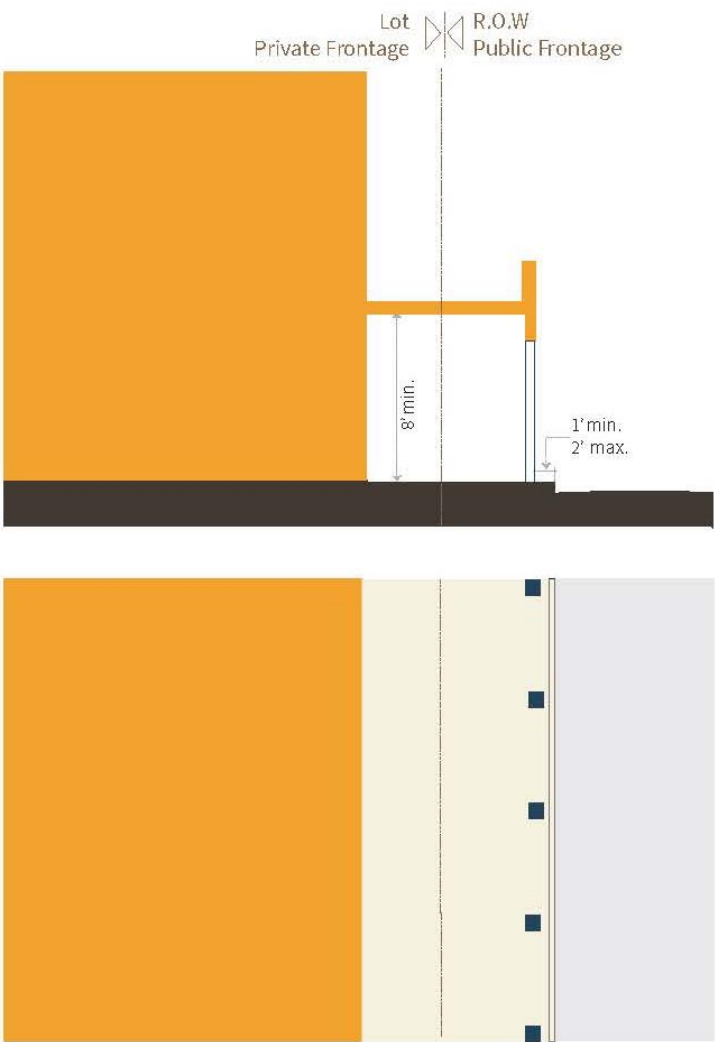
Operable awnings are encouraged.







# Development Standards: Street Frontage Types



## 6.2 H Gallery

- |   |                 |  |                        |
|---|-----------------|--|------------------------|
| 1 | Description     | A Gallery is a roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.  |                        |
| 2 | Size            | Depth  | 8 ft. min.             |
|   |                 | Ground floor height  | 12 ft. min.            |
|   |                 | Upper floor height   | 10 ft. max.            |
|   |                 | Height   | 2 stories max.         |
|   |                 | Setback from curb  | 1 ft. min., 2 ft. max. |
| 3 | Design Standard | <ul style="list-style-type: none"><li>a. Galleries shall be combined with the Shopfront frontage type.</li><li>b. Galleries must have consistent depth along a frontage.</li><li>c. Ceiling light is encouraged.</li><li>d. Galleries may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.</li><li>e. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.</li><li>f. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.</li></ul> |                        |



# Development Standards: Street Frontage Types

## 6.2 I Arcade

- 1

Description

Arcade frontages are composed of a building with ground floor facades which align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.
- 2

Size

Depth

8 ft. min.

Ground floor height

12 ft. min.

Upper floor height

10 ft. min.

Setback from curb

1 ft. min., 2 ft. max.
- 4

Design Standard

a.

Arcades shall be combined with the Shopfront frontage type.

b.

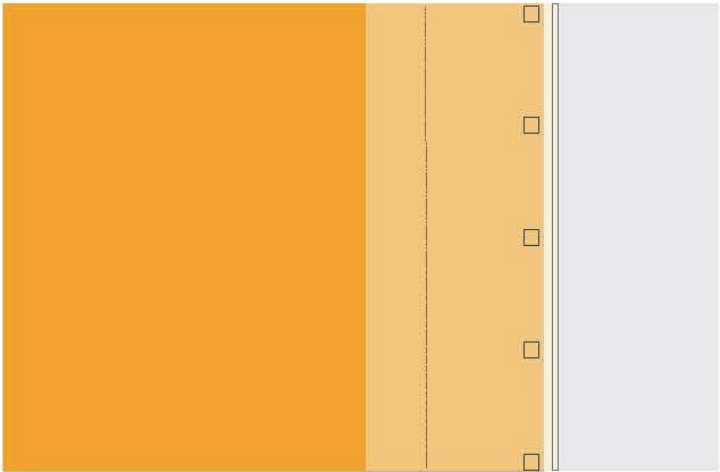
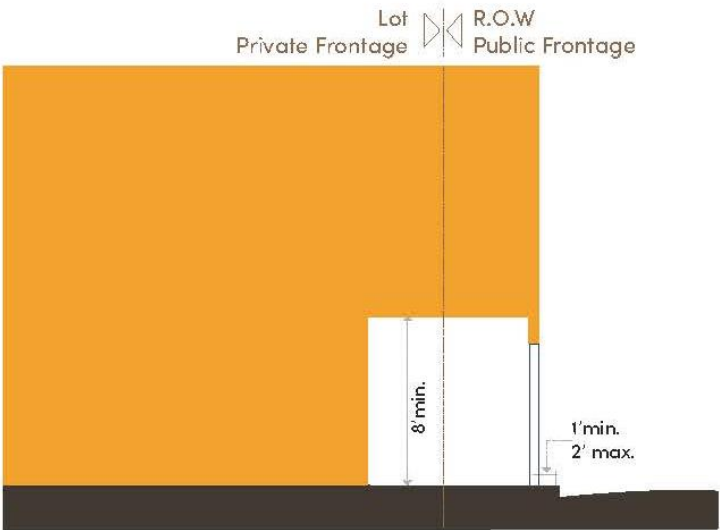
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c.

Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.

d.

Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.







# Upcoming Planning Commission Meetings: General Plan/DTSP Discussions

Date/Time	Location	Topic
April 14, 2020 6:30PM to 8:30PM	City Council Chambers 1414 Mission Street	Development Standards Part 2 and Parking
May 12, 2020 6:30PM to 8:30PM	City Council Chambers 1414 Mission Street	Signage and Special Events



An aerial, isometric-style illustration of a city street grid. The buildings are rendered in various shades of purple, blue, and orange, with green trees interspersed throughout. A semi-transparent grey rectangular box is centered over the image, containing the text "Questions and Comments?".

# Questions and Comments?